

## ANCRAM PLANNING BOARD

January 5, 2023

In Person and Zoom

<https://www.youtube.com/watch?v=qbjQRUAHqrs&t=22s>

**Board Members Present:** Joe Crocco, Bob Roche, Erin Robertson, Palmer Irving, Alternate: Colleen Lutz, Alternate: Philip Hack

**Board Members Present on Zoom:** Ann Rader

**Board Member(s) Absent:** John Ingram, James Stickle

The January 5th, 2023, meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Acting Chair Joe Crocco.

Due to resignations Alternates Colleen Lutz and Philip Hack were acting as voting members.

### **Minutes:**

Motion to approve the minutes from August 4, 2022, with the corrections by Colleen Lutz, seconded by Palmer Irving. All in favor, so carried.

Motion to approve the minutes from October 6, 2022, with the corrections by Colleen Lutz, seconded by Palmer Irving. All in favor, so carried.

Motion to approve the minutes from November 3 2022, with the corrections by Bob Roche, seconded by Erin Robertson. All in favor, so carried.

Motion to approve the minutes from December 1, 2022, with the corrections by Colleen Lutz, seconded by Erin Robertson. All in favor, so carried.

**Correspondence:** John Lyons had not completed his review of the legal questions regarding the O & G Application. John Ingram and James Stickle had submitted their resignations. Iron Star has withdrawn their application without prejudice.

**Conflicts Check:** The Acting Chair asked if there were any conflicts. Joe Crocco has a conflict on the 132 Carson Road application and will recuse himself.

### **Reorganization:**

Philip Hack motioned to recommend the Ancram Town Board appoint Joe Crocco as the Chair of the Ancram Planning Board. The motion was seconded by Colleen Lutz. All in favor, motion carries.

Colleen Lutz motioned to recommend the Ancram Town Board appoint Erin Robertson as the Vice Chair of the Ancram Planning Board. The motion was seconded by Palmer Irving. All in favor, motion carries.

The Town of Ancram Planning Board will continue to hold meeting of the first (1st) Thursday of each month at 7PM.

Palmer Irving motioned to recommend the Ancram Town Board appoint alternates Colleen Lutz and Philip Hack as regular members of the Ancram Planning Board. The motion was seconded by Bob Roche. All in favor, motion carries.

### **OLD BUSINESS:**

#### **Monchak**

#### **Site Plan Review**

**6777 State Route 22**

**215.-1-11.3**

Elaine Monchak is seeking Site Plan Review for a proposed residence within the Ag District and within Scenic Corridor Overlay Zone. Since the December meeting she added a fire truck turnout.

Colleen Lutz motioned to open the public hearing. The motion was seconded by Erin Robertson. All in favor, motion carries.

Philip Hack asked whether David Boice had reviewed the driveway. He had not.

Carol Falcetti asked if it was for a two bedroom. The Applicant responded that she may eventually construct an additional bedroom.

There was a concern regarding the septic. The septic is fully engineered and involves 3 feet of fill.

The Applicant stated that there will be no more tree removal beyond what is necessary.

Erin Robertson stated that the septic area has saplings but no old growth.

Palmer Irving motioned to close the public hearing. The motion was seconded by Bob Roche. All in favor, motion carries.

Bob Roche motioned to make a Negative Declaration for the purposes of Environmental Review. The motion was seconded by Erin Robetson. All in favor, motion carries.

Philip Hack motioned to Conditional Site Plan approval with the condition that the Applicant receive a letter of approval from the Town of Ancram Fire Chief. The motion was seconded by

Palmer Irving. Palmer Irving, Erin Robertson, Joe Crocco, Bob Roche, Colleen Lutz, and Philip Hack all voted to grant conditional approval to the Monchak Site Plan.

**Brondolo**  
**Special Use Permit for Short Term Rental**  
**290 Undermountain Road**  
**208.-1-8**

Thomas Brondolo is seeking a Special Use Permit for a Short Term Rental. Ed Ferratto has completed the building department review of the project.

Joe Crocco asked about the term of occupancy. The Applicant responded that it was one week. Further the Applicant stated that the max occupancy for the unit was 6 people.

Erin Robetson noted that the septic inspection was over thirty (30) years old and not the same party. O’Leary was the previous owner of the property.

Colleen Lutz motioned to grant sketch plan approval. The motion was seconded by Erin Robertson. All in favor, motion carries.

Erin Robetson motioned to designate the Ancram Planning Board as the Lead Agency for the purposes of environmental review. The motion was seconded by Palmer Irving.

Colleen Lutz motioned to schedule a Public Hearing on the Application on February 2, 2023 at 7:00 PM at the Ancram Town Hall. The motion was seconded by Philip Hack. All in favor, motion carries.

**Ancram Opera House**  
**Pre-Application Conference**

Kimberly Ackert presented on behalf of the Ancram Opera House. The Applicant’s are proposing renovations to improve the accessibility and usability of two parcels, which are not held under common ownership, but are both associated with the Ancram Opera House.

Pat Prendergrast will be designing the septic. The Zoning Board of Appeals may need to grant one or more variances. The existing dining area will be converted into a multi-use area. The bathroom renovations will result in the bathroom being ADA compliant. Further, the renovations will improve compliance and make the buildings more accessible. The existing office space will be converted to an ADA compliant bathroom. A ramp will be added to the front.

Paul clarified that the AOH building is owned by him and his husband and rented by the Foundation. However, the other building is owned by the Ancram Opera House Foundation, which is a 501(c)(3).

Joe Crocco asked if the building is currently vacant. Ms. Ackert responded it is.

Joe Crocco asked if the plan was to convert it from a two family residence. Ms. Ackert responded not quite.

Erin Robertson asked if Paul and Jeff currently reside in the Ancram Opera House. They responded yes, they live in a loft above the Ancram Opera House.

Kimberly Ackert asked for clarification regarding who Nan S. was. Erin Robertson replied that Nan is the Town of Ancram Planner.

**132 Carson Road**  
**Pre-Application Conference**  
**132 Carson Road**  
**225.-1-48**

The Applicant plans to construct a single family residence on 132 Carson Road.

Erin Robertson noted that the driveway will cross wetlands. The Applicant responded that there is an existing farm road, which will likely require some improvements but a full evaluation has not yet been conducted.

Colleen Lutz stated that the Applicant has already agreed to add the wetland buffer to the map. Further, she stated that the Applicants should have a conversation with the wetland consultant.

Erin Robertson asked about whether the site had been flagged and asked about visiting the site.

The Site Plan requires an Ag note, which J. Hoffman will email sample language.

The Site Plan should include elevations and floor plans.

The driveway should be reviewed by David Boice.

Erin Robertson asked about whether they could create a rainwater narrative.

**Discussion: Nan's memo**

Nan Stolzenberg presented some of her preliminary findings and recommendations and answered questions from the Planning Board. The Planning Board will submit any additional feedback by Friday January 20, 2023.

**Other Items:**

Wesley Chase submitted revised maps of the Osofsky subdivision. The Public notices lead to neighbors negotiating with the Applicant to purchase portions of the property. As a result the

Applicant now seeks a Lot Line Adjustment, which will be reviewed at the February 2, 2023 Planning Board meeting.

**2023 Fee Schedule:**

The Planning Board briefly discussed the proposed fee schedule. Revisions will be made and it will be sent to the Town Board for approval.

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Bob Roche motioned to Adjourn. The motion was seconded by Philip Hack. All in favor, motion carries.

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Respectfully submitted,  
J. Hoffman

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