

## **ANCRAM PLANNING BOARD**

**February 2, 2023**

**In Person and Zoom**

<https://www.youtube.com/watch?v=ChqW0e9xS58>

**Board Members Present:** Joe Crocco, Bob Roche, Palmer Irving, Colleen Lutz

**Board Members Present on Zoom:** Erin Robertson, Philip Hack

**Board Member(s) Absent:** Ann Radar

The February 2, 2023, meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair Joe Crocco.

### **Resolution:**

The Resolution will allow Planning Board members to vote via-Zoom if there is a quorum of Planning Board-members physically present at the location of the meeting.

The motion to approve the resolution was made by Joe Crocco. The motion was seconded by Colleen Lutz. All in favor, so carried.

### **Minutes:**

Colleen Lutz motioned to approve the minutes from January 5, 2022. The motion was seconded by Palmer Irving. All in favor, so carried.

**Correspondence:** John Lyons had not completed his review of the legal analysis of the question presented by the Planning Board regarding the O & G Application. The Ancram Town Board Appointed Joe Crocco as Chair, Erin Robertson as Vice Chair and appointed alternates Colleen Lutz and Philip Hack as regular members. Further, the Ancram Planning Board will continue to have meeting on the first Thursday of each month at 7:00PM at the Ancram Town Hall. The Town Board approved the amended fee schedule but did not set a date for ZBA meetings. We will be scheduling a training with Nan Stolzenberg shortly.

**Conflicts Check:** The Chair asked if there were any conflicts. Joe Crocco has a conflict on the 132 Carson Road application and will recuse himself. As a result, there is no quorum of members physically present at the Ancram Town Hall. Therefore, the item will be adjourned to March 2, 2023.

### **OLD BUSINESS:**

#### **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.

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

There was no public comment.

Colleen Lutz 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 Colleen Lutz. All in favor, motion carries.

Colleen Lutz motioned to approve the Brondolo Special Use Permit Application for a Short Term Rental. The motion was seconded by Palmer Irving. All in favor motion carries.

**Monchak**  
**Site Plan Review**  
**6777 State Route 22**  
**215.-1-11.3**

The previous version of the Monchak Application had required a sign-off on the driveway by David Boice, the Fire Chief. However, after the Applicant reached out to Chief Boice she was advised that he could not sign-off due to insurance liability. As a result, the resolution was amended requiring a sign-off by Edward Ferratto, Town of Ancram Code Enforcement Officer.

**Osofsky**  
**Lot Line Adjustment**  
**Prospect Hill Road**  
**219.-1-59.11**

This was originally proposed as a subdivision. Following publication of the Notice of Public Hearing two neighbors approached the Applicant with offers to purchase. As a result, the subdivision was reconfigured as a Lot Line Adjustment with no new lots being created. 5.9 acres will be added to the Dady's property and 2.3 acres will be added to the Ramsden property. That will eliminate the property owned by the Applicant on that side of the road, which is not part of Columbia Land Conservancy's conservation easement. During the subdivision review Erin Robertson had requested a stream buffer note, which was added. Because the application was changed to a Lot Line Alteration wells, septic, and driveways are not necessary.

The previously adjourned Public Hearing was closed.

Lot Line Adjustments are Type II actions not requiring Environmental review.

Bob Roche motioned to approve the Osofsky Lot Line Adjustment. The motion was seconded by Palmer Irving. All in favor, motion carries.

**Osofsky**  
**Lot Line Adjustment**  
**Chase Road**  
**219.-1-59.11**

This was a previously approved Lot Line Adjustment. However, the maps were not filed in a timely manner. Portions of the lands are going to Chaseholm and part of the lands are going to Burlinghoff.

Bob Roche motioned to approve the Osofsky Lot Line Adjustment. The motion was seconded by Colleen Lutz.

**New Business:**

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

**Adjourned to March 2, 2023**

**Lobato**  
**Special Use Permit for Short Term Rental**  
**14 East Ancram Road**  
**221.-1-24.21**

The maximum allowable people in the Short Term Rental will be 12 people because the regulations allow 4 people per bedroom and this is a three bedroom house.

Colleen Lutz reviewed the Short Environmental Assessment Form. During her review she noted the presence of wetlands and a Trout Spawning (TS) stream.

Colleen Lutz noted that the Application had omitted the Adjoining property owners.

Colleen Lutz motioned to classify the Application as complete noting the omission of the Adjoining property owners. The motion was seconded by Palmer Irving. All in favor, motion carries.

Palmer Irving motioned to grant sketch plan approval for the Lobato Special Use Permit Application for Short Term Rental. The motion was seconded by Colleen Lutz. All in favor, motion carries.

Bob Roche motioned to declare the Ancram Planning Board Lead Agency for the Environmental

Review. The motion was seconded by Palmer Irving. All in favor, motion carries.

Bob Roche motioned to set the Public Hearing on the Lobato Application for Thursday, March 2, 2023 at 7PM at the Ancram Town Hall. The motion was seconded by Colleen Lutz. All in favor, motion carries.

**Sigler**

**Abbreviated Site Plan Review**

**51 Hall Hill Road**

**205.-1-58.111**

The Applicant had previously received a subdivision. He is under contract to sell the adjoining farm. As a result, he will move on this parcel. He has added a barn and the residence will be one story rather than two. The septic approval is for up to three bedrooms.

The Applicant will request a waiver from the buffer requirements.

The Applicant will add a note about that the parcel is potentially within the floodplain.

Erin Robertson asked about mitigation measures such as downspouts into a raingarden or plantings within the buffer to mitigate runoff and impact on the Roe Jan.

The Applicant stated that he would likely have a tall lawn and that the bank would not be disturbed.

Colleen Lutz suggested not mowing along the strip.

Joe Crocco added the house is within the buffer so something is required.

Erin Roberston stated that the area of disturbance would be larger than the building envelop and within the buffer.

Joe Crocco offered to review the amended plans once the revisions were included.

The revisions required are:

Waiver regarding the buffer;

Construction zone note;

Note regarding downspouts and water runoff mitigation;

Note and map revision showing a strip of 10 feet from edge of woods shall remained unmowed;

Note regarding the protentional existence of the floodplain;

Include the area of disturbance calculation;

And add the well.

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

Colleen Lutz motioned to classify the Abbreviated Site Plan Review as a Type II action not requiring Environmental Review. The motion was seconded by Palmer Irving. All in favor, motion carries.

Colleen Lutz motioned to authorize Joe Crocco to sign the resolution and map when the required revisions are met and approve the Sigler Abbreviated Site Plan Review. The motion was seconded by Palmer Irving. All in favor, motion carries.

**Discussion of Proposed Local Law #1 of 2023**

The Planning Board discussed proposed Local Law #1 of 2023, which provides a moratorium on the review and approval of hospitality uses not explicitly excluded from the moratorium. The Planning Board is in favor of the passage of this local law. A letter will be drafted by the clerk and transmitted to the Town Board supporting passage of the moratorium.

**Other Business:**

Two Recent Applications have silt fences that are in disrepair or were not placed on the property. The Clerk will follow-up.

---

Bob Roche motioned to adjourn the February 2, 2023 meeting of the Ancram Planning Board. The motion was seconded by Palmer Irving . All in favor, motion carries.

---

Respectfully submitted,  
J. Hoffman

---