

ANCRAM PLANNING BOARD

March 2, 2023

In Person and Zoom

<https://www.youtube.com/watch?v=4vq0O3fzg1s>

Board Members Present: Joe Crocco, Bob Roche, Palmer Irving, Colleen Lutz, Erin Robertson, Ann Rader, Tom Brondolo (Alternate)

Board Members Present on Zoom: Philip Hack

Board Member(s) Absent: None

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

Minutes:

Bob Roche motioned to approve the minutes from February 2, 2023. 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. A training with Nan Stolzenberg has been scheduled for May 4, 2023. A topic will be determined 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.

Old Business:

Lobato

Special Use Permit for Short Term Rental

14 East Ancram Road

221.-1-24.21

Marcell Lobato appeared before the Planning Board. The parcel is 28 acres. It is a 3-bedroom 2-bathroom residence, which is pretty secluded according to the Applicant.

Colleen Lutz motioned to open the Public Hearing. The motion was seconded by Erin Robertson. All in favor, so carried.

Michael asked about the definition of a Short Term Rental.

Joe Crocco outlined the definition of a Short Term Rental as a rental for a period of less than 30 days and outlined the process for review and approval.

A member of the public asked about why the Short Term Rental was proposed.

The Applicant responded that he grew up in Rhinebeck and wanted to maintain ties to the area and renting it when they are not in the area is a way to afford the property.

A member of the public asked who many people would be coming and going.

The Applicant responded that the house would likely be 85% vacant.

Gail stated that strangers were moving in for a period of a time.

Joe Crocco stated that it is permitted by the code.

The Applicant clarified that she reviewed the proposed renters.

Gail asked about the benefit to the community regarding a residential property being made commercial when it was agriculture.

Joe Crocco stated that this was a Town Law which was approved through the required process.

Colleen Lutz motioned to close the Public Hearing. The motion was seconded by Erin Robertson. All in favor, so carried.

Erin Robertson motioned to approve the Lobato Special Use Permit for a Short Term Rental. The motion was seconded by Bob Roche. All in favor, so carried.

New Business:

Wiltsie Bridge Consulting
Special Use Permit for Short Term Rental
691 Wiltsie Bridge Road
206.-1-40

The Applicant appeared via Zoom. Due to her job the Applicant now lives in California. She is seeking approval for a Short Term Rental in order to keep her house in Ancramdale. While they have been able to find longer term tenants having approval for a Short Term Rental will give them additional flexibility. According to the Applicant the house is relatively isolated.

Joe Crocco asked about the property size, house size, and about additional restrictions.

The property is 16 acres. The house is a three-bedroom house. There will not be any additional restrictions beyond the applicable code restrictions.

Phillip Hack asked whether anyone had contacted Thompson Finch.

The Applicant responded that she believed they received a letter but they had also spoken with them and they were aware of the situation.

Colleen Lutz motioned to declare the Ancram Planning Board Lead Agency for the purposes of Environmental Review. The motion was seconded by Erin Robertson. All in favor, so carried.

Colleen Lutz motioned to set the Public Hearing for April 6, 2023 at 7PM at the Ancram Town Hall. The motion was seconded by Palmer Irving. All in favor, so carried.

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

Joe Crocco was recused from this matter. Erin Robertson, the Vice Chair, presided over the matter. The Applicant had a presentation. The property is currently a cornfield. The wetlands will be planted with natives. The Applicants wish to improve the site. Following the initial conference and site visit the Applicant understood the concerns to be visibility and the impact on the wetland. The siding will be Cedar, which will greyout. The recommendations are to stay below the ridge, which they assessed. They will also utilize downward lighting and a driveway route, which will minimize site disturbance.

Colleen Lutz asked if the plan was to leave the existing culvert.

The Applicants believe the existing culvert can support trucks.

Colleen Lutz asked if it needed to be replaced whether they would use an open bottom culvert. If it needs to be replaced it can be replaced with an open bottom culvert as the wetland report recommends.

Erin Robertson noted that the wetland report was great.

According to Paul, because it seems stable and wide enough it makes sense to leave it to attempt to minimize the site disturbance.

Jane Meigs, Chair of the Ancram Conservation Advisory Council, stated she believed that the culvert concerns were being addressed pretty well. She stated that as the project continued to be examined that the culvert would be replaced with an open bottom culvert.

The driveway was moved slightly.

Colleen Lutz asked about the roadway to the barn. The Applicant does not plan on modifying or improving the roadway to the barn.

Erin Robertson asked about the utilities, which she did not see shown. They will follow the driveway.

Colleen Lutz motioned to collect an inspection escrow in the amount of \$1,000.00 USD, which will be returned less any fees incurred following issuance of the Certificate of Occupancy. The motion was seconded by Palmer Irving. All in favor, so carried.

Colleen Lutz motioned to accept the application complete for the purposes of Abbreviated Site Plan Review. The motion was seconded by Palmer Irving.

Colleen Lutz motioned to grant conditional Abbreviated Site Plan Review approval pending incorporation of the wetland report, collection of the inspection escrow, and Department of Health Septic Approval. The motion was seconded by Palmer Irving. All in favor, so carries.

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

Respectfully submitted,
J. Hoffman
