

ANCRAM PLANNING BOARD

April 6, 2023

In Person and Zoom

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

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

Board Members Present on Zoom: None

Board Member(s) Absent: Erin Robertson

The April 6, 2023, meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair Joe Crocco.

Minutes: Moved to the end of the meeting

Correspondence: After speaking with John Lyons and Kim Garrison O & G will not be on the agenda for this meeting. The Planning Board needs to schedule an Attorney-Client Meeting to discuss O & G prior to the May 4, 2023 Planning Board meeting, which will be discussed at the end of the meeting. The clerk had contacted two recent Applicants, who were believed to be out of compliance with their approvals. Following the conversation, one of the aforementioned Applicants had repaired a silt fence. The other Applicant will be contacted again to follow-up. There is a training scheduled with Nan prior to the May 4, 2023 meeting at 5PM. The training will be via Zoom and a viewing will be held physically at the Town Hall. The training will cover review and enforcement of SWPPPs and Erosion and Sediment control plans.

Conflicts Check: The Chair asked if there were any conflicts, there were none.

Old Business:

Wiltsie Bridge Consulting

PUBLIC HEARING

Special Use Permit for Short Term Rental

691 Wiltsie Bridge Road

206.-1-40

The Applicant appeared via Zoom. The Applicant owns a house on Wiltsie Bridge Road that they have owned for approximately seven years. They are currently in California due to work. The Applicant is seeking approval for a Short Term Rental in in order to keep the 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.

Joe Crocco asked about the maximum occupancy.

The house has three-bedrooms and two and a half bathrooms. The Applicant stated the maximum occupancy would be 6, potentially 7, if someone is put in a TV room. There is adequate parking of the street. Ed has done the inspection.

Colleen Lutz motioned to open the Public Hearing. The motion was seconded by Phillip Hack. All in favor, motion carries.

There was no public comment.

Phillip Hack motioned to close the Public Hearing. 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 purposes of Environmental Review. The motion was seconded by Colleen Lutz. All in favor, motion carries.

Palmer Irving motioned to make a Negative Declaration for the purposes of Environmental Review. The motion was seconded by Phillip Hack. All in favor, motion carries.

Colleen Lutz motioned to grant conditional approval for the Wiltsie Bridge Consulting Special Use Permit for Short Term Rental pending receipt of the check for the reimbursables. The motion was seconded by Bob Roche. All in favor, motion carries.

New Business:

Sake Group LLC **Special Use Permit for Short Term Rental Renewal** **19 Lakeshore Drive** **197.3-1-39**

The Applicant had to omitted the answer to question 13A on the Short Environmental Assessment Form.

Following the correction, the Application was complete.

The Application is a Type II action for the purposes of Environmental Review.

Colleen Lutz motioned to approve the Short Term Rental Special Use Permit Renewal for Sake Group. The motion was seconded by Ann Rader. All in favor, motion carries.

NGO **Special Use Permit for Short Term Rental Renewal** **17 Rothvoss Road** **215.-1-4.1**

The Applicant needed to correct the answers to number 13 and 15 on the Short Environmental Form.

Colleen Lutz motioned to grant conditional approval for the Ngo Special Use Permit for Short Term Rental pending correction of the Short Environmental Assessment Form. The motion was seconded by Palmer Irving. All in favor, motion carries.

Bronx House Emanuel Camps

Sketch Plan Conference for Commercial Site Plan Review

159 Empire Road

197.-1-5

The Camp has been in operation since 1931 and has been located in the Town of Copake and Town of Ancram since 1938. They are a values based Jewish camp, which welcomes everybody. They have approximately 300 campers ranging in age from 7 to 16. They run a traditional camp on one side of the lake and now run a culinary camp on the other side of the lake. They are a sleepaway camp and offer a large number of scholarships for campers. The Applicants saw an amphitheater at another camp and decided they wanted one so they began to put together a team for the project. The Applicants provided drawings and overall plan with some details and with elevations. The Applicants plan to use the natural slope, the location is setback from the lake. There will be a structure for storage including the sound amplification equipment. According to the Applicant, the proposed site is located in an area with minimal hardwoods. It is centrally located for campers of different age groups and has views of the lake which would be obstructed if it the setback from the lake was increased. There will be limited power to run equipment.

Joe Crocco asked about the occupancy of the amphitheater. It will hold around 500 people, which is the current capacity of the camp including staffers and councilors. The amphitheater will be used for services, camp gatherings, talent shows, the occasional movie night, or speakers.

Joe Crocco asked about the seats. The Applicant plans to use a Trex type composite material for the seats, which will be supported by wood. The Applicant does not plan to pour concrete. The roof will consist of a steel frame with wood decking and fabric. The stage area will be post and beam with typical treated wood deck with an MDO finish.

Erin Robertson asked about the lighting. The Applicant responded that there will be minimal to no lighting in the seating area. Further there will be some low level, ballard style lighting to access the amphitheater and there will be some stage lighting comprised of general-purpose lighting and spot lights.

Philip Hack asked about amplification. The Applicant plans to have a simple amplification system that will be mount on posts and on the stage, which will be directed toward the audience; however, they have not fully determined the sound system specifications.

The Applicant was asked about the area of disturbance calculation. The Applicant stated that they do not anticipate the area of disturbance will be over an acre but there are questions concerning fire access that could impact the total area of disturbance for the project.

The Applicant states that campers will walk to the amphitheater but something like a transport via golf cart could be available if necessary.

Joe Crocco stated that the Applicant would need to look into issues regarding emergency access, sprinklers, and sanitary facilities.

Colleen Lutz stated that it appeared as though the site was fairly wooded. The Applicant stated that they were attempting to preserve hardwoods but conceded that the majority of the site is wooded.

The Applicant stated that the slope is relatively consistent so if they need to shift the amphitheater footprint they could do so.

Joe Crocco asked about whether the access is on a public road. The majority of the site is accessed by private drives some of which are paved and some of them are gravel. The Applicant further clarified the public would not be driving around the camp when there were campers there.

The camp opens on June 25th and ends in August. The Copake part of facility is used in May and September and the Ancram portion is used only when camp is in session.

Joe Crocco stated that if the Applicant made a formal application, an escrow would be collected, and it would be referred to the consultants.

J. Hoffman and Colleen Lutz clarified that the application would first be submitted to Ed Ferratto and he would refer the application to the Planning Board. Also, it was stated that the project would be a Type I action, so the Full Environmental Assessment Form would be required.

It was recommended that the Applicant reach out to Columbia County Department of Health to discuss any potential requirements.

The Applicant is beginning to reach out to determine Emergency Access requirements. The requirements are available in the NYS Fire Code and will be reviewed by consultants if a formal application is submitted.

Minutes:

Palmer Irving motioned to approve the minutes from March 2, 2023 with corrections. The motion was seconded by Philip Hack. All in favor, so carried.

Philip Hack motioned to adjourn the April 6, 2023 meeting of the Ancram Planning Board. The motion was seconded by Palmer Irving. All in favor, so carried.

Respectfully submitted,
J. Hoffman
