

**TOWN OF ANCRAM  
Planning Board Meeting  
October 5, 2023  
In Person and Zoom**

[https://www.youtube.com/watch?v=IpUA\\_WIURBw](https://www.youtube.com/watch?v=IpUA_WIURBw)

**Board Members Present:** Joe Crocco, Bob Roche, Palmer Irving, Philip Hack, Colleen Lutz, Donald Tasch (alternate)

**Board Members Present on Zoom:** Tom Brondolo (alternate)

**Board Members Absent:** Erin Robertson, Ann Rader,

The October 5, 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 August 3, 2023 minutes of the Ancram Planning Board as amended by Colleen Lutz. The motion was seconded by Colleen Lutz. All in favor motion carries.

Approval of the September 7, 2023 minutes of the Ancram Planning Board was tabled to allow for additional review.

**Correspondence:** None

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

**OLD BUSINESS:** None

**New Business:**

**Nienas**

**Special Use Permit for Short Term Rental Renewal  
23 Lake Shore Road  
197.-1-40**

Joe Crocco asked if all the paperwork had been submitted and if the Applicant had received a sign-off from the Zoning Enforcement Officer for the renewal.

They had submitted all forms, fees, and had the sign-off.

Bob Roche motioned to approve the Nienas Special Use Permit Renewal for a Short Term Rental. The motion was seconded by Philip Hack. All in favor motion carries.

### **Discussion of Non-agenda items:**

Eve Kaplan-Walbrecht appeared on Zoom. She had submitted some materials but had not submitted a complete application. She is proposing a single family residence on a 46 acre parcel, which is currently entirely in agriculture. She submitted a survey map with revisions.

Joe Crocco stated that she needed to submit a Site Plan not a survey.

Joe Crocco stated that she needed turnouts every 500 feet.

Joe Crocco asked if she had hired an engineer or architect.

She had hired an architect and is an AICP certified planner.

Joe Crocco stated that surveyors did not normally prepare site plans they were normally prepared by engineers or architects.

Joe Crocco asked about the PERC tests and stated that it should be resubmitted to Department of Health for an updated approval or requirements.

Joe Crocco mentioned that the wetlands had not been delineated and the Planning Board would need to know the boundaries of the wetland because part of the existing and proposed driveway likely encroached into the 150 foot buffer or on the wetland.

Eve Kaplan responded that it was a significant expense and she was proposing a single family residence on a highly developable property. Further she is proposing the house on the highest point of the property.

Joe Crocco responded the Planning Board was trying to help. They could simply require she return with a complete Site Plan. Further, she was proposing a driveway that may be within the wetlands or wetland buffer and as a result they needed to know the location of the wetlands.

Colleen Lutz agreed with Joe Crocco's comments and clarified that there is a margin of error that the surveyor would use.

Don Tasch pointed to the existing driveway crossing a stream and stated that if the stream were to flood emergency access to the property may be impaired.

Eve Kaplan clarified there was an existing culvert and asked what was meant by culvert condition.

Joe Crocco clarified that they needed to know material, size and condition.

Joe Crocco mentioned that the area of disturbance was not shown.

Philip Hack asked about the electric service.

It is shown.

The electric will also be trenched within the control area.

Joe Crocco concluded that a formal application needed to be made to the ZEO and Planning Board Clerk with an updated Site Plan and complete application.

Eve Kaplan asked about how the electric could be run through the control area.

Joe Crocco declined to give advice but stated it was up to the Applicant's team and it could be reviewed by the Town Planner and Engineer.

**Discussion:**

The Planning Board received the letters from George Schmitt regarding the site visits he conducted with Ed Ferratto. The Clerk requested Ed be given an opportunity to act based on the information George provided.

The Planning Board had also received the request to withdraw the Bronx House Emanuel Camps Amphitheater project.

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Palmer Irving motioned to adjourn the October 5, 2023 meeting of the Ancram Planning Board. The motion was seconded by Colleen Lutz . All in favor, motion carries.

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Respectfully submitted,  
J. Hoffman

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