

**TOWN OF ANCRAM
Planning Board Meeting
September 7, 2023
In Person and Zoom**

<https://www.youtube.com/watch?v=IAiqEODdrm0&t=144s> [partial recording]

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

Board Members Present on Zoom: None

Board Members Absent: Tom Brondolo (Alternate), Don Tasch (alternate)

Others Present: George Schmitt, Ancram Planning Board Engineer

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

Minutes: Tabled

Correspondence: None

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

OLD BUSINESS:

Bronx House Emanuel Camps
Special Use Permit for Summer Camp
159 Empire Road
197.-1-5

The Applicants had been referred to the consultants for comments. Their materials had not been fully reviewed. George Schmitt, the Town of Ancram Planning Board Consulting Engineer, responded that they still needed to address the Building Inspector's comments on compliance with the Building Code, needed to prepare a complete site plan, needed to demonstrate fire access, demonstrate the amphitheater was handicap accessible, and the existing letter they provided from Columbia County Department of Health was inadequate to waive bathroom requirements, and the soils on-site were highly erodible.

The Clerk will schedule a meeting with the Applicant's team, Ancram consultants, and Board members to discuss outstanding submission requirements.

Green Hill Farm
PUBLIC HEARING
Subdivision
1675 County Route 7
196.-1-28.111

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

Andy Didio presented on behalf of the Applicants. The Applicants are seeking a 4 lot subdivision.

Joe Crocco clarified that the Planning Board had previously classified the subdivision as a minor subdivision.

Jim LaCasse, a resident, spoke about the parcel. It was formerly his parent's farm. He stated that there were a number of springs on the property that had not been located during the site visit or on the materials submitted by the Applicant including one that was near the residence, which was located on or near the proposed driveway. He stressed the importance of the area as a wildlife corridor and overwintering area for animals including deer. He continued that he did not want to see similar tree clearing as to what had occurred on the adjoining property. He also mentioned that the site and adjoining properties were involved in the New England Cottontail study. He presented ariel photography from the 1970s and 1980s because it showed some of the areas of the surface water more clearly.

Ann Rader mentioned stated that there was wetland on top of the hill on the adjoining New York State Department of Environmental Conservation (NYSDEC) property.

Erin Robertson asked about field testing.

Colleen Lutz discussed the New England Cottontail research plots.

The view of the property from Route 7 and from the NYS DEC property was discussed.

Erin Robertson mentioned ephemeral water.

Joe Crocco asked George Schmitt for suggestions on how to proceed.

Erin Robertson asked about plans for grading on the parcel as they were developed.

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

The Clerk read through the questions of Part II of the Short Environmental Assessment Form with the Planning Board responding.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?

No

2. Will the proposed action result in a change in the use or intensity of use of land?

Yes, but small impact

3. Will the proposed action impair the character or quality of the existing community?

No

4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?

No

5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?

No

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?

No

7. Will the proposed action impact existing:

a. public / private water supplies?

No

b. public / private wastewater treatment utilities?

No

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?

No

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?

No

10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?

No

11. Will the proposed action create a hazard to environmental resources or human health?

No

Colleen Lutz motioned to declare a Negative Declaration for the purposes of the environmental review; that subdivision approval would not have any significant adverse environmental impacts. The motion was seconded by Erin Robertson. All in favor, motion carries.

Due to the comments made during the Public Hearing, the Planning Board and the Applicant discussed the potential that additional springs or seeps were located on the property. The Applicant stated that they could conduct another site visit with the Planning Board.

Colleen Lutz motioned to grant conditional approval for the Green Hill Subdivision. Within 60 days the date of the conditional approval the Applicant shall locate any springs and seeps on the parcel and place them on the subdivision plat and engineered drawings. The motion was seconded by Palmer Irving. All in favor, motion carries.

NEW BUSINESS: None

DISCUSSION:

Velazquez Site Visit
George and Ed will conduct a site visit

Sunnybrae
George and Ed will conduct a site visit

McNally Lerner
George and Ed will conduct a site visit

Ed Ferratto, the Town of Ancram Zoning Enforcement Officer, read from a prepared statement.

Ann Rader motioned to adjourn the September 7, 2023 meeting of the Ancram Planning Board. The motion was seconded by Palmer Irving. All in favor, motion carries.

Respectfully submitted,
J. Hoffman
