

**TOWN OF ANCRAM
Planning Board Meeting
March 7, 2024**

Watch meeting online:

<https://www.youtube.com/watch?v=PcXir7Tlo40&t=2655s>

Board Members Present: Erin Robertson, Bob Roche, Ann Rader, Philip Hack, Tom Brondolo, Donald Tasch (alternate)

Board Members Present on Zoom: None

Board Members Absent: Joe Crocco, Palmer Irving

The March 7, 2024, meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Acting Chair, Erin Robertson.

Minutes: The Clerk requested approval of minutes be moved to the end of the meeting.

Correspondence: The Clerk requested correspondence be moved to the end of the meeting.

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

OLD BUSINESS:

Griffel

PUBLIC HEARING

Special Use Permit for Short Term Rental

196.-1-47.111

129 Doodletown Road

Bob Roche motioned to open the Public Hearing. The motion was seconded by Tom Brondolo. All in favor, motion carried.

There was no public comment.

Bob Roche motioned to close the Public Hearing. The motion was seconded by Philip Hack. All in favor, motion carried.

The Clerk stated at the February 1, 2024 meeting the Ancram Planning Board had declared their intent to be lead agency for the purposes of environmental review.

Tom Brondolo motioned to classify the action as an unlisted action. The motion was seconded by

Philip Hack. All in favor, motion carried.

The Chair guided the Planning Board through Part II of the SEAF.

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

No, or small impact may occur

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

No, or small impact may occur

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

No, or small impact may occur

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

No, or small impact may occur

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, or small impact may occur

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, or small impact may occur

7. Will the proposed action impact existing:

a. public / private water supplies?

No, or small impact may occur

b. public / private wastewater treatment utilities?

No, or small impact may occur

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

No, or small impact may occur

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

No, or small impact may occur

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

No, or small impact may occur

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

No, or small impact may occur

Tom Brondolo motioned to make a Negative Declaration for the purposes of Environmental Review. The motion was seconded by Ann Rader. All in favor; motion carried.

Tom Brondolo motioned to approve the Griffel Short Term Rental Special Use Permit. The motion was seconded by Philip Hack. All in favor, motion carried.

Hoilund
PUBLIC HEARING
Subdivision
213.-1-63
84 Cottontail Road

The Clerk provided an update on the Hoilund Subdivision Variance Application before the Ancram Zoning Board of Appeals. The Zoning Board of Appeals will conduct a Public Hearing on March 25, 2024 on the Area Variance Application.

Chair Robertson said that the next step for the Planning Board was to conduct Environmental Review.

The Chair asked if the Applicant was present. They were not present in-person or via Zoom.

Philip Hack stated that it would be good to go through the checklist.

Ancram Opera House Annex
Special Use Permit for Performing Arts School
205.3-2-67
1326 County Route 7

The Clerk Provided an update on the status of the Ancram Opera House Annex's Area Variance Application. The Zoning Board of Appeals took a poll and supported the Area Variance Applications. They will approve the Area Variance Applications once environmental review is conducted.

Chair Robertson began reviewing the Application.

The first is reviewing the Application for completeness.

The Planning Board went through the checklist to determine if the Application was complete.

The Clerk clarified that the lot was non-conforming and they are seeking Area Variances.

The Planning Board discussed parking for the Annex. The majority of which is proposed off-site.

Donald Tasch stated that if the parking property was sold the Annex would not have sufficient parking.

Chair Robertson stated the Planning Board had not reviewed the parking.

The Applicant, Jeffrey Mouseau, stated there was sufficient parking for the Ancram Opera House Theater, and Ancram Opera House Annex on another property which they co-owned.

The Clerk stated neither the Ancram Planning Board nor the Ancram Zoning Board of Appeals had made a determination on what parking was required and whether the off-site parking was sufficient and sufficiently protected.

Chair Robertson asked about whether the Application had been sent to Nan because it was a Special Use Permit.

The Clerk responded that they had been asking both Boards but had not received an authorization.

Chair Robertson stated she felt it was time to send it to Nan.

The Clerk asked whether the parking was sufficient.

Chair Robertson stated she believed it was decided that all Special Use Permits be sent to Nan.

Philip Hack continued reviewing the application for completeness.

The Planning Board discussed how the changes to the porch would reduce pedestrian flow into County Route 7.

The Clerk clarified that a Zoning Verification Form had not been filled out for the project because the Application predated the drafting and adoption of the form.

Tom Brondolo motioned to declare the Ancram Opera House Annex Application complete. The motion was seconded by Philip Hack. All in favor, motion carried.

The Planning Board discussed the next steps on the Application.

Erin Robertson stated that it was not a Type I action.

Following discussion, the Planning Board determined the action was a Type II action not requiring Environmental Review under the State Environmental Quality Review Act.

The Planning Board discussed whether the Application should be reviewed by Planner Nan Stolzenberg.

The Planning Board discussed whether the off-site parking was sufficient to grant approve.

Donald Tasch stated that an easement might be required because the parcel they use for parking could be sold.

Philip Hack read from the Zoning Law that the Planning Board has sole discretion to waive parking requirements.

Erin Robertson referenced the Supplement Regulations on page 84.

The Planning Board discussed what parking should be required.

Tom Brondolo stated that the Planning Board had discretion.

Bob Roche stated that because there was common ownership and they would not sell the parking area because it would hurt the Theater and Annex.

The Applicant stated it was a Single-Family Residence.

Erin Robertson stated the use was changing.

Erin Robertson stated that the Planning Board could consider shared parking and act to conserve historic resources.

Tom Brondolo motioned to determined the parking for the Ancram Opera House Annex was adequate. The motion was seconded by Philip Hack. All in favor, motion carried.

Erin Robertson returned to whether the Planning Board felt the consultant should review the Site Plan and Special Use Permit Application. The Planning Board felt that they had adequately resolved the open issues.

Philip Hack asked about the Zoning Board of Appeals process.

The Clerk stated now the Zoning Board of Appeals had what they needed to vote on the Area Variance at there meeting which was March 25th.

Tom Brondolo motioned to schedule a Public Hearing on the Ancram Opera House Annex Special Use Permit Application for Planning Board's April 4, 2024 meeting at 7:05PM or shortly thereafter. The motion was seconded by Bob Roche. All in favor, motion carried.

Bob Roche motioned to adjourn the March 7, 2024 meeting of the Ancram Planning Board. The motion was seconded by Philip Hack. All in favor, motion carried.
