

**TOWN OF ANCRAM  
Planning Board Meeting  
May 2, 2024**

**Watch meeting online:**

<https://www.youtube.com/watch?v=bTS7-w8xfv8>

**Board Members Present:** Joe Crocco, Erin Robertson, Palmer Irving, Ann Rader, Philip Hack, Donald Tasch,

**Board Members Present on Zoom:** Tom Brondolo

**Board Members Absent:**

The May 2, 2024, meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair, Joe Crocco.

The Clerk stated that Jessica Lovelace had been Appointed as an Alternate by the Ancram Town Board on April 18, 2024.

Erin Roberston motioned to appoint Jessica Lovelace as first alternate to the Town of Ancram Planning Board. The motion was seconded by Philip Hack. All in favor, motion carried.

**Correspondence:** Nan's training. Letters from CCPB.

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

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

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**OLD BUSINESS:**

**Warner Bros Pictures**

**PUBLIC HEARING**

**89 Crest Lane**

**Special Use Permit for Filming**

Ann Rader motioned to open the public hearing. The motion was seconded by Palmer Irving. All in favor, motion carried.

Bob Roche commented that he had not been asked to be in the movie.

Philip Hack motioned to close the public hearing. The motion was seconded by Palmer Irving. All in favor, motion carried

Erin Robertson motioned to classify the project as a Type II Action not subject to Environmental Review. The motion was seconded by Philip Hack. All in favor, motion carried.

Philip Hack motioned to approve the Warner Bros Pictures Special Use Permit for filming at 89 Crest Lane. The motion was seconded by Erin Robertson. All in favor, motion carried.

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**Warner Bros Pictures  
PUBLIC HEARING Nivers Road  
Special Use Permit for Filming**

Erin Robertson motioned to open the Public Hearing. The motion was seconded by Palmer Irving. All in favor, motion carried.

There was no public comment.

Palmer Irving motioned to close the Public Hearing. The motion was seconded by Erin Robertson. All in favor, motion carried.

Erin Robertson motioned to classify the project as a Type II Action not subject to Environmental Review. The motion was seconded by Philip Hack. All in favor, motion carried.

Palmer Irving motioned to approve the Warner Bros Pictures Special Use Permit for filming on Nivers Road. The motion was seconded by Philip Hack. All in favor, motion carried.

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**Hoiland  
PUBLIC HEARING  
Subdivision  
213.-1-63  
84 Cottontail Road**

Palmer Irving motioned to close the Public Hearing. The motion was seconded by Erin Robertson. All in favor, motion carried.

The Planning Board discussed whether the Action was an Unlisted Action of Type II Action.

Palmer Irving motioned to classify the project as an Unlisted Action. The motion was seconded by Philip Hack. All in favor, motion carried.

The Planning Board went over Part II of the Short Environmental Assessment Form

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 3

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

Based on the answers to Part II of the Short Environmental Assessment Form Philip Hack motioned to make a Negative Declaration, that the action would not have a significant adverse environmental impact, for the purposes of the Environmental Review. The motion was seconded by Erin Robertson. All in favor, motion carried.

The Clerk Read the Resolution into the record.

The Planning Board discussed whether the map could be approved and filed without a raised seal.

The Planning Board reviewed the Subdivision Regulations.

The Planning Board discussed the condition of approval

Philip Hack motioned to grant Conditional Approval for the Hoiland Subdivision on the condition that the Applicant file 7 copies of the approved plat with a raised seal with the Chair within 60 days from the date of the approval. The motion was seconded by Donal Tasch. All in favor, motion carried.

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**Ancram Opera House Annex  
Special Use Permit for Performing Arts School  
205.3-1-67  
1326 County Route 7**

The Clerk read the resolution into the record.

Philip Hack motioned to approve the Ancram Opera House Annex Special Use Permit. The motion was seconded by Erin Robertson. All in favor, motion carried.

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Donald Tasch motioned to approve the February 1 minutes of the Ancram Planning Board. The motion was seconded by Philip Hack. All in favor, motion carried.

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Philip Hack motioned to approve the adjourn. The motion was seconded by Palmer Irving. All in favor, motion carried.