

**TOWN OF ANCRAM
Planning Board Meeting
June 6, 2024**

Watch meeting online:

<https://www.youtube.com/watch?v=qAEPmi3Y87U>

Board Members Present: Joe Crocco, Donald Tasch, Tom Brondolo, Jessica Lovelace (alternate), Sara Porter (alternate)

Board Members Present on Zoom: Ann Rader, Palmer Irving

Board Members Absent: Erin Robertson, Philip Hack

The June 6, 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 Sara Porter had been Appointed as an Alternate by the Ancram Town Board on May 22, 2024.

Joe Crocco Appointed both alternates

Correspondence: moved

Minutes: The Chair moved the minutes to the end of the meeting

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

OLD BUSINESS:

Auld/Young
238 Crest Lane
221.-1-21

Sketch Plan Conference for Subdivision

The Applicant appeared via Zoom. The Applicant is seeking a subdivision to build a single-family-residence. Joe Crocco referred to the letter from the Zoning Enforcement Officer. The existing residence is a prior non-conforming structure due to the encroachment into the front yard setback. Therefore, The Applicant will need to go to the Zoning Board of Appeals for an Area Variance.

Jessica Lovelace motioned to declare the Planning Board's intent to be Lead Agency. The motion was seconded by Tom Brondolo. All in favor, motion carried.

The Clerk stated the Planning Board had not taken action at the previous meeting the Applicant appeared at because the Application was deemed incomplete. They had been working with the Applicant to complete their application. The Clerk now believes the Application is clerically complete.

Joe Crocco did not want to grant sketch plan approval because he did not know if sketch plan approval could be granted prior to the ZBA granting the Area Variance.

The Chair directed the Applicant to the Zoning Enforcement Officer and to the Zoning Board to get the Area Variance. Mr. Crocco stated that as part of the Area Variance Application process it would return to the Planning Board.

Giesler-Ribeiro

388 Hall Hill Road

219.-1-3

Sketch Plan for Abbreviated Site Plan Review

Jay Giesler, PE appeared on behalf of the Applicants. The Applicant had received a stop work order in September 2023. Excavation had been performed. The Applicant seeks to find the right location for the house. The Applicant had an informal meeting. A site visit was done by Erin and Tom. The Stormwater Pollution Prevention Plan is in process with the Department of Environmental Conservation. Under certain conditions, Applicants may request a waiver from the 150 foot stream and watercourse buffer. Joe Crocco asked about septic information. Mr. Giesler does not want to design the septic without knowing the exact site of the house. Mr. Giesler stated it was his professional opinion that best location for the septic was the one the Applicants are proposing. Test pits have not been dug due to Mr. Giesler's opinion that it is premature.

The Planning Board discussed how to proceed. Chair Crocco asked if the Planning Board was comfortable granting the waiver without more information on the septic. Chair Crocco mentioned that it was not a Class C(T) stream. Jessica Lovelace asked if the Applicant could meet the Planning Board in the middle and provide a 100 foot buffer. Following discussion, the Planning Board stated they intend to grant a waiver of 50 feet from the 150 foot buffer from the pond and keep the buffer at 150 feet from the wetland edge. This will allow the Applicant to proceed with the septic design to complete the Abbreviated Site Plan Review Application.

NEW BUSINESS:

Del Rossi

5 Lake Shore Drive

197.3136

Abbreviated Site Plan Review

Michael DelRossi, owner, has appeared before the ZBA. The Applicant is proposing demolition of an existing single-family-residence and a complete rebuild. This will provide the Applicant with necessary additional space as they are proposing increasing the building footprint. The house will be attached to the garage. They are proposing increasing the footprint by 8 feet toward the lake. The Applicant will tear down both the house and garage. The Applicant does not know if the foundation can be saved. The slab for the garage will need to be removed. The Applicant wants to make the house and garage as one complete structure with the garage and single-family-residence attached to the house.

Chair Crocco asked if the Zoning Board of Appeals had declared themselves Lead Agency. They had not.

Joe Crocco asked if anyone had any concerns.

Jessica Lovelace asked if the Applicant had any architectural plans. They do not.

Donald Tasch asked if the Applicant plans on adding additional bedrooms. They would like to have it a 3 bedroom. The septic is currently 1,000 gallons. The Applicant believes it is suitable for 3 bedrooms. They have had it pumped and repaired in 2021 because of an issue with the line to the septic tank. At the time they mentioned everything was fine. The Applicant will provide additional information.

Jessica Lovelace asked if the Applicant had provided any information from the HOA.

The Applicant stated he was told at the ZBA meeting the Planning Board would have to be Lead Agency.

Jessica Lovelace confirmed that and stated the Planning Board could not make any decisions until they had full plans.

Joe Crocco asked for a zoning table on the Site Plan.

The Applicant asked for clarification regarding whether she meant a full set of architectural plans. She did.

Tom Brondolo motioned to declare the Planning Board's intent to be Lead Agency for the purposes of Environmental Review. The motion was seconded by Jessica Lovelace. All in favor, motion carried.

According to the Planning Board the Applicant will need to provide a better site plan, a zoning table, a letter from the HOA, and DOH input.

Slott

424 County Route 3

214.-1-12.1

Modification of Approved Abbreviated Site Plan Review

The Applicant was unable to appear due to illness. They have a building permit per their previous Abbreviated Site Plan. They are proposing an addition.

The Planning Board discussed if there were any issues with the modification.

Jessica Lovelace motioned to modify the Approved Abbreviated Site Plan. The motion was seconded by Tom Brondolo. All in favor, motion carried.

Weiner

2602 Route 82

205.-1-24.6

Abbreviated Site Plan Review for Agricultural Operation Greenhouse

The Applicant is seeking an Abbreviated Site Plan Review Approval for a Greenhouse, which is part of a farm operation. They seek a resolution for approval at next month's meeting. The Greenhouse will be approximately 425 feet from the road.

The Planning Board asked about the lights and environmental impact. There will be no lights past dusk because the Applicant plans to utilize light deprivation so a curtain will go over and it will be dark. The lights can be on or off but they will be shaded.

Joe Crocco asked about the stadium glow effect. The Applicant stated it would not occur.

Jessica Lovelace asked about people.

Mr. Weiner stated it was a controlled site. You would need to sign-in to be able to come onto the site.

Jessica Lovelace clarified she meant whether there would be an increase in traffic due to workers.

The Applicant stated there would not be a lot.

Joe Crocco asked if the road was a fire entrance road. It is.

Mike Bodendorf, the Applicant's engineer, stated the road was a 20 foot wide Fire Road with 2 foot shoulders on both sides so they have 24 feet clear width. There is a turn around at the building. Further, he stated that for environmental review it was a Type II action.

Joe Crocco asked if it was a THC facility. The Applicant stated it is.

Joe Crocco stated that the ones he has seen have 8 foot chain link with razor wire on top and he asked if that was a state requirement.

According to the Applicant, there is a requirement for fencing but not necessarily like that. The reason they did not include the fencing is because they will not know the exact fencing until completion of the grading.

Jessica Lovelace asked about whether there would be large trucks. The Applicant responded that there will be large trucks maybe once a month for a delivery that is private. The product will be deliverable in a car.

Chair Crocco asked if this is a retail operation. It is not.

Donald Tasch asked about smells. It will be a closed system which will occasionally vent so any smell is going to be rare at best but it will be fully contained in the greenhouse.

Mr. Bodendorf clarified that the owner planned to keep the rest of the field in agriculture.

Joe Crocco asked if they were seeking approval this month. The Applicant stated that they are still waiting for county approval so they will be seeking approval next month.

The Applicant asked if they could get authorization to begin site work at their own peril. The Chair stated that was Building Department.

The Planning Board discussed whether page 138, requiring a calculation based on a percentage of the square footage to determine the setback applied.

The Applicant responded that ZEO Edward Ferrato had made a determination the building was an Agricultural Structure part of an Agricultural Operation.

The Planning Board discussed whether the greenhouse could be seen from the road.

Tom Brondolo motioned to classify the action as a Type II Action not subject to environmental review under SEQRA. The motion was seconded by Donald Tasch. All in favor, motion carried.

Van Etten

1716 County Route 7

196.-1-26.111

Sketch Plan Review for Special Use Permit

The Applicant is seeking a Special Use Permit for Ground Mounted Solar for a Single-Family residence.

The Planning Board reviewed the materials and sought additional information about the panel's reflectivity.

The Applicant stated information on the panels had been submitted and reflectivity requirements may be more applicable to stationary panels.

The Planning Board asked about the noise associated with the pannels. The Applicant stated that there would be a light hum.

Tom Brondolo motioned to declare the application complete. The motion was seconded by Jessica Lovelace. All in favor, motion carried.

Tom Brondolo motioned to classify the action as a Type II Action not subject to environmental review under SEQRA. The motion was seconded by Donald Tasch. All in favor, motion carried.

The Planning Board discussed which Board members could attend a meeting on July 3, 2024 because the regularly scheduled meeting would fall on July 4, 2024.

Tom Brondolo motioned to set the next meeting of the Town of Ancram Planning Board for July 3, 2024 at 7PM, The motion was seconded by Donald Tasch. All in favor, motion carried.

Tom Brondolo motioned to set the Public Hearing on the VanEtten Application for July 3, 2024 at 7:05PM or shortly thereafter. The motion was seconded by Donald Tasch. All in favor, motion carried.

Miller/Ancram PV LLC

3333 State Route 82

214.-1-25.4

Pre-Application for Commercial Solar

Jeremy Kauffman appeared on behalf of the Applicants. The Applicants are proposing a community solar operation. The Applicants had prepared a presentation for the Town. The Solar system will be 10 acres per the Zoning Law requirements.

The Planning Board asked about the potential visual impact. The system is being sited so as to minimize visual impact.

The Planning Board asked about whether the Natural Resource map had been consulted. The Applicant had not been able to locate the natural resource map.

The proposed site is currently in agriculture and currently cropped with corn.

The Planning Board asked about the decommissioning plan. The panels have a warranty of 25 years. The Applicant will provide a bond.

The Applicant currently has a lease option of 3 years.

Tom Brondolo asked what would happen if the technology improved whether they would replace before the end of the warranty. The Applicant believes that the technology is currently efficient that they will not need to be replaced.

Joe Crocco asked if the panels were made in America? The Applicant plans to use “Q cells,” which are made in America.

The Planning Board asked if this would be Site Plan Review. Ed is in the process of reviewing the Applicant’s submissions and has stated the Applicant will need a Special Use permit and the corresponding Site Plan Review.

The Planning Board asked about whether the site would include batteries. It will not.

The Planning Board asked about whether the Applicant has an engineer. Yes, the Applicant has an engineer for the project and will prepare a full professional submission.

Item not on agenda:

Chaseholm

Rory Chase appeared before the Planning Board. He has received a grant to expand his operations. He is proposing an addition of 2000 sq feet. After meeting with Ed Ferrato, Mr Chase had the wetlands delineated and has just received an updated map from Wesley Chase.

The stream is not a Class C (TS). The Applicant has met with Ed. The

The purpose of the expansion is to provide space for new equipment.

The expansion and new equipment will allow Mr. Chase to produce between 50 and 100 percent more cheese.

The Planning Board took an informal poll and are generally in favor of the Application.

Jessica Lovelace motioned to approve the May and March minutes of the Ancram Planning Board. The motion was seconded by Tom Brondolo. All in favor, motion carried.

Tom Brondolo motioned to adjourn the June 6, 2024 meeting of the Town of Ancram Planning Board. The motion was seconded by Jessica Lovelace. All in favor, motion carried.
