

**TOWN OF ANCRAM
Planning Board Meeting
July 3, 2024**

Watch meeting online:

<https://www.youtube.com/watch?v=nw5YgrCiU7E>

Board Members Present: Joe Crocco, Erin Robertson, Ann Rader, Palmer Irving, Philip Hack Tom Brondolo

Board Members Present on Zoom: None

Board Members Absent: Donald Tasch, Jessica Lovelace (alternate) Sara Porter (alternate)

The July 3, 2024, meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair, Joe Crocco. Chair Crocco noted that tomorrow was July 4, 2024, a Federal Holiday so they were meeting on Wednesday July 3rd.

The Chair Joe Crocco stated that there was a question as to whether the alternates could count toward the quorum and could vote. As a result, the Planning Board would approve a resolution ratifying the actions of the June 6, 2024 meeting.

The Clerk requested adopting the minutes prior to the resolution per advice of counsel.

Minutes:

Erin Robertson noted the date should read June 6 not May 2, Sara's name was listed as Pope not Porter, and Erin Robertson was absent. Ann Rader added that Palmer Irving was present on Zoom.

Tom Brondolo motioned to approve the June minutes with changes. The motion was seconded by Erin Robertson. All in favor, motion carried.

Resolution Ratifying Actions Taken by Planning Board at June 6, 2024 Meeting:

Chair Crocco stated that the minutes from the previous meeting had been approved and asked if all the Board-members had an opportunity to read the resolution. He stated that he could read if if they had not. The Board had.

Tom Brondolo motioned to adopt the resolution codifying the June 2024 meeting. The motion was seconded by Palmer Irving. All in favor. Motion carried.

Correspondence: The Clerk had provided correspondence to Joe and the Board. The Clerk stated the CCPB had responded to the 239 referral for SSG Farms.

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

OLD BUSINESS:

VanEtten
PUBLIC HEARING
Special Use Permit
1716 County Route 7
196.-1-26.111

Tom Brondolo motioned to open the Public Hearing on the VanEtten Application. The motion was seconded by Palmer Irving. All in favor, motion carried.

The Applicant's representative Eric Maskell appeared on behalf of the Applicants.

Pat Russo, of 1715 County Route 7, across the road, asked what the standards were in regard to siting.

Erin Robertson read from the applicable standards for ground mounted solar on page 184 of the Zoning Law. The standards include: it shall not be located in areas of environmental sensitivity; on slopes greater than 15 percent; a setback minimum of 25 from side and rear yard; it is not allowed in the front yard; the height shall not exceed 15 feet; screening shall be provided to the maximum from adjoining lots.

The Chair asked if there were other questions.

Erin Robertson stated she was sure the Applicant had gone over the safety and emergency requirements with Ed Ferratto, Zoning Enforcement Officer.

Erin Robertson asked if they were required to place a placard on the house.

Mr. Maskell responded that it was placed at the meter.

Joe Crocco asked if the meter was shown on the Site Plan.

Mr. Maskell showed the Planning Board the Site Plan.

Erin Robertson asked if the panels would be visible from the road.

Mr. Maskell stated they would be screened due to site layout and existing natural features.

Chair Crocco asked if the Planning Board had to do Environmental Review.

The Clerk stated the Planning Board had already classified it as a Type II action.

The Chair asked if the County had responded.

The Clerk asked if the Planning Board could close the Public Hearing.

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

The Clerk responded that it had been referred to the county on the 20th or 21st and they had not received a response.

Tom Brondolo motioned to grant conditional approval to the VanEtten SUP pending approval of the Columbia County Planning Board. The motion was seconded by Ann Rader. All in favor, motion carried.

Weiner

Abbreviated Site Plan Review for Agricultural Operation

2602 Route 82

205.-1-24.6

The County had responded to the 239 referral. Joe Crocco stated that this was one of the agenda items he was concerned about from the last meeting. He noted the Applicant had submitted a revised site plan.

Mr. Weiner stated the new Site Plan showed the fencing.

Chair Crocco stated the Applicant should check with Ed because a permit was often required for fencing.

The Applicant has received a building permit for the fencing.

The Clerk noted that no conditional approval was made at the last Planning Board meeting per the request of Mr. Palmer.

Erin Robertson noted that different names appeared on various application materials and asked if this was a separate business.

The Applicant responded in the affirmative.

Erin Robertson asked about whether lights would be visible at night.

The Applicant plans to cover the greenhouse so according to the Applicant even if the lights are on, they will not be visible.

Palmer Irving asked about the water demands.

The Applicant responded that it would be lower than you'd expect because the operation is contained within a conditioned environment.

Joe Crocco asked whether they were using an existing well.

They have drilled a new well.

Palmer Irving asked about facilities like a bathroom or kitchen.

They are thinking about it but it is not part of the current proposal.

Joe Crocco stated it was an AG use but if they added human components the review may change.

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

Tom Brondolo motioned to approve the Weiner Abbreviated Site Plan Review. The motion was seconded by Erin Robertson. All in favor, motion carried.

Auld/Young

Referral from ZBA

Subdivision and Area Variance

238 Crest Lane

221.-1-21

The Clerk stated the Application was before the Planning Board. It went the ZBA for an Area Variance. Since the Planning Board had declared their intent to be Lead Agency the Planning Board needed to conduct the environmental review.

Erin Robertson noted there were wetlands and a stream nearby.

The Planning Board reviewed and discussed the maps the Applicant had submitted.

Joe Crocco stated that he had not granted Sketch Plan Approval because he was unsure whether the Planning Board could with the non-conformity.

The Planning Board discussed whether it was a Type II or Unlisted Action.

Erin Robertson motioned to classify the Action as an Unlisted Action for the purposes of environmental review. The motion was seconded by Ann Rader. All in favor, motion carried.

The Clerk read 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

Yes but 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

Philip Hack motioned to make a Negative Declaration, finding that the proposed action will not have a significant environmental impact. The motion was seconded by Ann Rader. All in favor, motion carried.

Tom Brondolo motioned to recommend the Ancram Zoning Board of Appeals grant the Auld Area Variance Application. The motion was seconded by Erin Robertson. All in favor, motion carried.

Del Rossi
Abbreviated Site Plan Review and Area Variance
5 Lake Shore Drive
197.3136

Since the last meeting the Applicant had revised the plans to propose a two bedroom Single Family Residence. After speaking with modular home companies the Applicant has slightly revised the Variances he is seeking.

The Planning Board discussed the survey on which the Site Plan was based.

The Planning Board reviewed the Zoning Law to determine the Area Variances required.

The Planning Board noted the Applicant may need an Area Variance for the garage.

Chair Crocco advised the Applicant to seek professional assistance.

The Clerk stated because the Ancram Planning Board had declared their intent to be Lead Agency they should address SEQRA prior to the ZBA's Public Hearing on July 22,2024 or the ZBA would attempt to do SEQRA.

The Planning Board discussed whether environmental review was required for ASPR and Area Variance Applications.

Erin Robertson and Philip Hack reviewed the Type II list and determined the action was a Type II Action.

Tom Bondolo motioned to declare the Action Type II action not requiring Environmental Review under SEQRA. The motion was seconded by Erin Robertson. All in favor, motion carried.

Joe Crocco stated the ZBA should be clear on the Area Variances they were granting.

The Clerk requested Joe Crocco draft the letter. He stated he would.

NEW BUSINESS:

Baker

Special Use Permit for Storage Container

3302 State Route 82

214.-1-25.5

The Applicant is seeking a Special Use Permit for a storage pod placed more than 120 days. Mr. Baker stated that he has chosen the location because it limits visibility.

Joe Crocco asked about a camper and whether it was connected to the septic.

The Applicant stated there was a camper and it was not connected to the septic.

Erin Robertson asked what the storage unit would look like.

Mr. Baker responded that it was currently there.

Erin Robertson stated the storage pod would be visible during the winter.

Erin Robertson discussed the visual impact and the possibility of painting the storage pod.

The Planning Board reviewed the setbacks.

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

Erin Robertson and Tom Brondolo reviewed the Type II list and determined the action was a Type II Action.

Tom Bondolo motioned to declare the Action Type II action not requiring Environmental Review under SEQRA. The motion was seconded by Philip Hack. All in favor, motion carried.

Tom Brondolo motioned to schedule a Public Hearing for August 1, 2024 at 7:05PM. The motion was seconded by Palmer Irving. All in favor, motion carried.

Chaseholm Farm

Abbreviated Site Plan Review for Agricultural Operation

219.-1-76.4

34 Chase Road

Doug Larson appeared on behalf of the Applicant. The Applicant wishes to expand their cheesemaking operation.

The Clerk clarified that following several meetings between the ZEO and the Applicant and a conversation between Nan Stolzenberg and the ZEO the Applicant was referred to the Planning Board and advised to request a waiver.

The Applicant has had the wetlands delineated and flagged.

Mr. Larson showed the Planning Board the location of the 25 foot vegetative buffer and the 150 foot stream and wetland buffer.

Nearly all of the existing facility is within the Town's 150 foot buffer.

The addition will allow the Applicant to essentially double production the addition will also allow the Applicant to move from a manual to mechanized process.

According to Mr. Larson the closest corner is 85 feet to the edge of the wetlands.

Erin Robertson noted the site was already disturbed.

Joe Crocco asked about the loading dock and fire apparatus.

Erin Robertson asked about the opportunity for mitigation to make the area more pervious.

Erin Robertson and Mr. Larson discussed whether the gravel was pervious or impervious due to compaction.

Erin Robertson suggested a drainage plan because an engineer would be working on the septic.

The Planning Board discussed where runoff would go.

The Planning Board asked Mr. Larson to show the parking spaces.

Chair Crocco stated his concern was that the septic system can take the new volume.

Erin Robertson asked if the process created a lot of wastewater.

Mr. Larson stated that most of the cast-off was whey, which was used as a fertilizer and some was given to pigs.

The Clerk asked if the Planning Board was going to declare the Application complete.

Chair Crocco stated they would not because they had requested additional information. He continued they would need silt fencing.

Joe Crocco advised the Applicant to hire a Civil Engineer.

Joe Crocco discussed that while this was part of an Agricultural Operation there was a human component.

Erin Robertson checked to make sure the Applicant was planning to hire an engineer.

Per Mr. Larson, they were.

Joe Crocco said that they should review the parking spaces and show the loading dock.

Erin Robertson asked about what the engineer would produce.

Mr. Larson discussed how the engineer would determine the SDS requirements. The will use a meter to determine current usage then use the specifications from the new equipment to determine what is necessary.

The Planning Board reviewed the checklist for Abbreviated Site Plan Review requirements for Agricultural Uses.

Discussion:

Tom Brondolo brought up whether the Planning Board should have had an attorney present at the last meeting because of the presence of another attorney. He asked if the Planning Board could adjourn a matter to the following meeting once an Applicant's attorney was present. He suggested a conversation with the Planning Board attorney. Tom Brondolo will write a letter and Joe Crocco will send it to John Lyons.

The Clerk requested a meeting between Joe or Erin, Steve Oylha, Chair of the ZBA, Ed Ferratto, and John Lyons.

Joe Crocco stated he believed all applications should begin at the Planning Board.

The Clerk stated many things had been improved but there was still room for improvement such as having the ZEO, an attorney, or planner at the Planning Board and Zoning Board of Appeals meetings.

Joe Crocco stated the submission deadlines and timeframes were still unrealistic.

The Clerk used a recent application as an example of the work which occurs prior to something appearing before the Planning Board.

The Planning Board discussed whether things should be transmitted earlier or if the review for completeness should occur first.

The Clerk stated the Planning Board could not implement changes to the Zoning Law those should come from the ZRC or Town Board.

The Clerk discussed 239 referrals and the opportunity to exempt actions from referral to the county.

Joe Crocco stated some things should be resolved quickly.

Philip Hack motioned to adjourn the July 3, 2024 meeting of the Ancram Planning Board. The motion was seconded by Palmer Irving. All in favor, motion carried.
