

**TOWN OF ANCRAM
Planning Board Meeting
August 1, 2024
Watch meeting online:**

<https://www.youtube.com/watch?v=kGjh4mUSJ78>

Board Members Present: Erin Robertson, Ann Rader, Palmer Irving, Tom Brondolo, Donald Tasch

Board Members Present on Zoom: None

Board Members Absent: Joe Crocco, Philip Hack, Donald Tasch, Jessica Lovelace (alternate) Sara Porter (alternate)

The August 1, 2024, meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Acting Chair, Erin Robertson.

Minutes:

Ann Rader had made comments. Palmer Irving motioned to approve the July 3, 2023 minutes. The motion was seconded by Tom Brondolo. All in favor, motion carried.

Correspondence: The Clerk had provided one public comment concerning the Baker Application to the Board. One Applicant had requested being removed from the agenda. The Clerk stated Baker materials were sent to the County on July 19, 2024 and was placed on the their August agenda so no response was received.

Chair Robertson asked if Tom Brondolo had drafted a letter regarding attorney participation. He had not had not done so.

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

OLD BUSINESS:

Baker

PUBLIC HEARING

Special Use Permit for Storage Container

3302 State Route 82

214.-1-25.5

Tom Brondolo motioned to open the Public Hearing for Baker. The motion was seconded by Ann Rader. All in favor; motion carried.

Chair Robertson noted that an email was received.

Lawrence Goldberg expressed his concerns with a metal storage unit, which he believed was more appropriate in a commercial setting than in a residential setting. He noted the beauty of Ancram and Ancramdale and stated that a commercial unit would take away from the beauty chip by chip. He continued the Board is supposed to look at the social aspect and the social aspect of having a commercial unit there is a social aspect and it diminishes how beautiful and wonderful the area is. He called the storage unit a visual nuisance which would detract from the scenic rural character with little pieces of commercial pieces that don't belong there. He stated there were other ways for storage which do not hurt him and his neighbors which it may but all of Ancram.

Chair Robertson thanked Mr. Goldberg for the comments.

Chair Robertson asked if there were any other comments.

The Applicant noted that the container was already there.

Tom Brondolo asked Mr. Goldberg if he knew the storage container was already there.

Mr. Goldberg stated he did not know the storage container was there when he sent the email.

Mr. Goldberg now knows where the pod is but he had left and not looked.

Chair Robertson noted that it was an allowed use if a Special Use Permit was received.

Tom Brondolo motioned to close the Public Hearing. The motion was seconded by Donald Tasch. All in favor; motion carried.

Don Tasch asked about screening.

The Applicant stated there is sumac there and it will only be visible for approximately 4 months out of the year.

There is a steep bank there.

There is nowhere else to set it.

If he places it on the other side of the property it will be more visible and will take away from the agricultural use.

Tom Brondolo noted that the comments were not specific but rather general about the use of storage containers.

Erin Robertson noted the container was dark maroon and not lime green or something like that.

The Applicant is currently using it to store items from his old residence and in the future plans to store his tractor and zero-turn mower.

Mr. Baker noted that storage containers were used throughout the town.

Chair Robertson noted that this needed to be sent to the County.

The Clerk stated it was sent on July 19th and was placed on the agenda for their August 20th meeting, which they believed was a day after the 30 days.

Tom Brondolo motioned to approve the Baker Special Use Permit pending final action by the county expected after August 20th. The motion was seconded by Palmer Irving. All in favor, motion carried.

The Planning Board noted as a condition of approval may require the Special Use permit be renewed periodically.

Erin Robertson stated that Special Use Permits would good for 3 years.

Tom Brondolo stated that renewal was handled by the Zoning Enforcement Officer.

Auld/Schnizler
Subdivision
238 Crest Lane
221.-1-21

Requested to be removed from the agenda due to a conflict.

The Clerk stated if they had appeared the Planning Board could make a determination on completeness since they had received the Area Variance and if the Application was complete could schedule a Public Hearing on the matter.

The Clerk also noted that the Applicant was likely to appear with an attorney the next time they appeared.

NEW BUSINESS: None

Matters Not Appearing on the Agenda: Eve Kaplan

The Clerk stated although the matter was not on the agenda the materials had been placed in the small conference room.

Tom Brondolo noted the question was whether they Planning Board had received a complete application.

Chair Robertson affirmed.

The Clerk stated it was their opinion the application was not complete.

Ryan Loucks appeared on behalf of the Eve Kaplan Walbrecht. He stated he had submitted materials on July 1st to be placed on the August agenda but had spent weeks trying to get information from the Town on what was needed for the Application to be complete and he felt things could be done as an amendment tonight.

Chair Robertson she believed it was an issue in procedure internally and getting information or not getting information.

The Clerk stated they had attempted multiple times in multiple ways to get an answer from the ZEO and they did not. Then they tried to use the Planner and they were told they could not.

Chair Robertson stated the Planning Board would look at it, ask questions, and request additional information if necessary.

Don Tasch asked what the issue was.

Tom Brondolo volunteered information was not coming quick enough to get it on the agenda for the August meeting.

Mr. Loucks stated the Zoning Law contemplated Abbreviated Site Plan review being a one month process. He continued there was a referral from Code Enforcement to refer the application to the Planning Board. He concluded if that was not how the town was going to proceed then it should be amended.

Chair Robertson stated the biggest issue was the 150 foot buffer. The Board has the authority to waive that. The Board needs a written request.

Mr. Loucks stated if that was the issue they would have provided it but that is not what they were told.

The Clerk stated that was one of the items they discussed.

Mr. Loucks agreed but stated it was not in writing.

Mr. Loucks stated they would submit the waiver request if the client authorized it but he did not believe it changed anything.

The Wetland was delineated by the DEC. His firm plotted the location of the flags. The driveway does travel through there, but they are not planning any disturbance within the wetland or buffer other than general maintenance such as periodic resurfacing.

Chair Robertson asked Mr. Loucks to explain the project.

The application is a single-family residence it is before the Planning Board for Abbreviated Site Plan. The size of the residence is approximate. They have an approved septic system and submitted the letter from the county. They have a permit from the County Highway Department. The turnouts are not at zero and 500 but rather approximately 200 and 700 feet and ends before a third turnout is required and the end is large enough for a fire truck to turn around. They located the driveway outside the 150 foot buffer where they could. They are proposing trenching and will obtain a permit if necessary.

Chair Robertson stated the other issue was there was no other access to the property,

Mr. Loucks stated there was a small area in the corner of the lot but it would not meet the setback requirements.

Chair Robertson asked if the existing culvert was reviewed.

Mr. Loucks stated they did not do a hydrologic analysis.

Chair Robertson read from correspondence from the DEC stating that the driveway may require an Article 24 permit and if the existing culvert was replaced it would also likely require a permit.

Chair Robertson, reading from the DEC letter, stated the appropriate size pipe required at this location to pass the peak 50 year storm would be a 42 inch culvert.

Mr. Loucks stated he did not know what the hydrologic analysis was based upon and continued that the DEC was not saying they had to replace the culvert rather that if they did what the size was and that permits would likely be required.

The Planning Board discussed the issue of emergency access.

Tom Brondolo noted there was a difference between an agricultural road for agriculture and a residential use.

The Planning Board discussed the trenching for utilities.

Mr. Loucks stated that the DEC was not requiring the culvert be replaced simply that if the property owner wished to replace the culvert they had done the calculation.

Mr. Loucks said that like with septic requirements the systems were overengineered.

Chair Robertson noted that a waiver was required.

Chair Robertson and Mr. Locks discussed how the driveway was designed to reduce impact on the regulated area and prevent the need for grading.

Mr. Loucks stated that the plan for the driveway is just cut and fill, which will reduce site disturbance.

Don Tasch asked if only one transformer was required.

Mr. Loucks stated he did not anticipate more than one being required on a project like this.

Chair Robertson asked about erosion and sediment control on the driveway.

Mr. Loucks responded that once the stone was down it was considered stable.

Mr. Loucks said that an erosion and sediment control plan was not required it was provided so the property owner would have something to give to the contractor.

Chair Robertson noted only an approximate location was provided.

Mr. Loucks stated the exact dimensions would be placed on the building permit application.

The Planning Board and Mr. Loucks discussed how the project would proceed if a new culvert were required.

Chair Robertson noted that the driveway review was within the purview of the Zoning Enforcement Officer.

The Clerk asked if the Application was clerically complete.

Chair Robertson stated a waiver request was required, there was a stream that was not shown, a note about the farmland soils, and something about the house dimensions, and resolving the question regarding the culvert.

Mr. Loucks repeated the list: whether a permit was required for trenching, the culvert for drainage, a note on the plan about farmland of statewide significance, submit a waiver request.

He asked if there was anything else.

Palmer Irving mentioned the stream.

Don Tasch asked if it could be approved tonight.

Chair Robertson that especially because of the waiver it should be done with the materials before the Board.

Tom Brondolo noted that if the house dimensions changed they may need to go back to the Planning Board.

Chair Robertson, The Board, and Mr. Loucks discussed the process going forward.

The Planning Board noted that an application for a Sketch Plan Conference for a had been received for a telecommunication tower. Chair Robertson stated The Town had a separate Telecommunication Law and Boardmembers should begin reviewing the submission.

Tom Brondolo motioned to adjourn the August 1, 2024 meeting of the Ancram Planning Board. The motion was seconded by Palmer Irving. All in favor, motion carried.
