

**TOWN OF ANCRAM  
Planning Board Meeting  
September 5, 2024  
Watch meeting online:**

<https://www.youtube.com/watch?v=FGmexaPY20A>

**Board Members Present:** Joe Crocco; Erin Robertson; Ann Rader; Sara Porter (alternate); Jessica Lovelace(alternate)

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

**Board Members Absent:** Phillip Hack; Donald Tasch; Palmer Irving;

The September 5, 2024, meeting of the Town of Ancram Planning Board was called to order at 7:02 PM by Joe Crocco Chairman a quorum was established using Ms. Porter and Ms. Lovelace the alternates.

**Minutes:**

Erin Roberston made a motion to approve the August 1, 2024 meeting minutes the motion was seconded by Ann Rader and approved.

**Correspondence:**

A response was received from the County regarding Chaseholm Farm it does not require 239 referral.

The county also reported that Walbrech is on their September meeting agenda to be discussed.

Furthermore Newman/Long does not require their review

**Conflicts Check:**

The chairman checked with members of the board regarding conflicts there were none.

**OLD BUSINESS:**

**Auld/Schnizler**

**Subdivision**

**238 Crest Lane**

**221.-1-21**

Mitchell Khosrova Esq. addressed the board stating that he believed this to be a public hearing this. The board informed Mr. Khosrova that this is not a public hearing as there was not one scheduled.

J. Hoffman reported that the public hearing s for the Zoning Board of Appeals (ZBA).

Ms. Robertson reported that there can be a sketch plan approval tonight.

Mr. Crocco asked if the board has reviewed the sketch plan map. Mr. Khosrova had larger plans for the board to review; they were distributed.

Mr. Khosrova reviewed:

- There are 16.4 acres owned by an individual of which they would like .9 acres to go to her daughter; there is one home on the existing property.

- Mr. Khosrova reported they are looking for a variance to break off the .9 acres for the daughter to build her home.

The Chairman asked if there are any questions from the board. Ms. Robertson confirmed that no changes were made to the sketch plan. Mr. Khosrova reported that for ZBA purposes the map has been changed for planning board purposes there have been no changes. Chairman Crocco asked if there is a letter from Columbia County Department of Health (CCDOH). Mr. Khosrova, and J. Hoffman reported that there is.

Chairman Crocco asked for a motion for sketch plan approval. Ms. Robertson made a motion for sketch plan approval for 238 Crest Ln. seconded by Ms. Rader and carried.

The question was posed if the application is complete? Ms. Robertson asked if the SEQRA is complete? J. Hoffman reported it was completed as of July. The board reported that the application is complete for the subdivision.

Ms. Roberston made a motion to schedule a public hearing for October 3 2024; seconded by Ms. Rader and carried. Mr. Khosrova reported that he would be unable to attend as it is a religious holiday.

Present board members discussed rescheduling the October meeting to October the 10<sup>th</sup>; to accommodate Mr. Khosrova. A consensus was reached to hold the hearing and October meeting of the Planning Board on October 10<sup>th</sup> 2024

Ms. Robertson reported to Mr. Khosrova that whoever did the abbreviated site plan needs to review the site plan and review what is required by the Town of Ancram. Ms. Robertson reported that the list of requirements is to Mr. Khosrova should he need them to review.

Mr. Khosrova asked if the checklist can be waived; Chairman Crocco reported that it cannot. Mr. Khosrova asked if the board can vote to waive the checklist; Mr. Khosrova reported that they are not changing anything to the existing house just building the new home. Chairman Crocco reported that the abbreviated site plan is missing vital information that the board needs; Ms. Robertson reported there are no dimensions showing the setbacks; Chairman Crocco reported that the driveway does not agree with the driveway on the subdivision map the subdivision map indicates a shared driveway. Chairman Crocco reported that we cannot do an abbreviated site plan review at a meeting; it needs to be done through the building inspector.

### **Chaseholm Farm**

#### **Abbreviated Site Plan Review for Agricultural Operation**

**219.-1-76.4**

**34 Chase Road**

Rory Chase and Doug Larson reported the following information to the board regarding the memorandum that Mr. Larson wrote regarding the septic system; parking; run off; construction site; and wet land area. Mr. Chase reported there are no finalized plans for the septic; they are outside the wetland buffer. The engineers at Taconic suggested a 600-foot buffer; as well as a pumping station, however they were unable to get them finalized for tonight's meeting. Mr. Chase reported that he is appearing in front of the board this evening asking for conditional approval.

Ms. Robertson reported that if the application is determined to be complete, they can vote on a conditional approval tonight. Chairman Crocco asked what the use of the dry well in the front will be for, Mr. Chase reported that it is for runoff.

Ms. Lovelace asked for additional specifics regarding what the site plan is. Mr. Larson reported they have re-dimensioned the footprint; it is an addition to his existing facility it will look like a barn.

Ms. Lovelace asked what the scope of the business will be operationally; Mr. Chase reported that the footprint was not locked in July which has been locked in now. Ms. Lovelace asked if there is an update regarding that. Mr. Chase reported that they now where all the equipment is going; some of the space will be offices; expanding their current business.

Ms. Robertson asked if architectural drawings were submitted. Mr. Larson reported that he has met with the Building Inspector and has put an application in for a building permit. Ms. Lovelace asked for the information regarding square footage to well use ratio. J. Hoffman reported that Mr. Ferrato, Zoning Enforcement Officer, reviewed the application and is in agreement with the abbreviated site plan. Mr. Ferrato, Zoning Enforcement Officer confirmed.

Mr. Larson asked if plans for the septic would be needed before Certificate of Occupancy; Mr. Crocco reported they should be submitted before the building permit is issued. Mr. Ferrato, Zoning Enforcement Officer stated before Certificate of Occupancy.

The Board believes the application to be complete.

Ms. Robertson made a motion that it will be classified as Type 2 not requiring SEQRA environmental review as it is part of an agricultural operation; Ms. Rader seconded; carried.

The Ancram Planning Board has Conditionally Approved the proposed Chaseholm Farms Abbreviated Site Plan. The applicant shall receive a building permit. The applicant shall receive Columbia County Department of Health Approval for the Engineered Sewage Disposal System (SDS).

A motion was made by Ms. Lovelace; Ms. Robertson seconded; carried.

### **Kaplan Walbrecht**

#### **Abbreviated Site Plan Review**

**198.-1-13.200**

**1063 Route 3**

Ryan Loucks Crawford & Associates reported to the board that following the last meeting adjustments were made to the site plan; including notes regarding the significance of farm land; a waiver for the stream; the stream on the adjoining property was located and there is correspondence from NYS Department of Environmental Conservation (DEC) regarding the electric and culvert.

Mr. Loucks reported wavier was submitted as well as correspondence from the DEC; additionally, there is a letter from CCDOH regarding the septic was submitted. A letter from Columbia County Highway Department was submitted regarding the driveway.

Mr. Loucks reported that initially a 36-inch culvert pipe was discussed and he has no issue building to town specifications; and he is working with DEC regarding the culvert. Ms. Robertson noted that DEC is suggesting a 42-inch pipe. Mr. Loucks does not want to put a number on something until there is more information.

Mr. Loucks reported that DEC does not require permits for a single-family residence; its right of way regarding the electrical utilities.

The board asked Mr. Loucks how the area disturbance was calculated as it appears undersized. Mr. Loucks reported it was calculated with the driveway plus few feet offset. The board asked how wide the disturbance is. Mr. Loucks reported there to be ample room; it is two feet offset of the driveway .3 acres total.

Mr. Crocco reported the area does not seem realistic; Mr. Loucks reports the existing driveway reports the to be town specifications for grade. Mr. Loucks reported the area of disturbance would not exceed an acre. Mr. Crocco reported that he feels it should be over an acre.

Ms. Robertson asked questions regarding the temporary erosion control plan. Mr. Loucks reported it is a larger stone aggregate to prevent tracking of materials down the driveway to the road. Ms. Robertson asked as far as erosion control the silt fencing is really the control. Ms. Roberston reports there is no control for being in the wetland. Mr. Loucks reported they are outside the wetland. Mr. Loucks reported that if they are to take more than 48 hours there will be erosion methods installed.

Ms. Robertson posed a question regarding the grade of the driveway. Mr. Loucks reported that the driveway is under the 10 percent requirement of the town. Ms. Robertson asked where the swale on the sides of the driveway going to go. Mr. Loucks reported that since there will be no grade change; and it is under an acre they do not need an erosion and sediment control plan.

Ms. Roberston asked Mr. Ferrato, Zoning Enforcement Officer if when he reviewed the driveway with the fire department regarding the concern over the culvert was the fire department aware that the DEC suggested a 42-inch culvert. Mr. Ferrato, Zoning Enforcement Officer reported that they came up with something from just looking at it, and that was that 50-year storm variable we together thought it would be a lesser amount of fill. The fire department determined the existing road was fine.

Ann Rader asked if Mr. Loucks is aware there is fence in the wetland Mr. Loucks clarified that the fence is on someone else's property.

Mr. Loucks asked for an ASPR approval without the issue of the culvert being resolved. Ms. Roberston confirmed that it is on the plan to be replaced and that DEC is working with them to design it. Mr. Ferrato, Zoning Enforcement Officer reported that it could be conditionally approved as per DEC and the engineer's specifications.

The board determined that the ASPR application is complete subject to the culvert resizing. Ms. Robertson made a motion that the application is complete except for the culvert design which will be based on DEC permit approvals. Ms. Rader seconded, carried.

Ms. Roberston made a motion for the application to be classified as a type 2 not requiring SEQRA review, seconded by Ann Rader, carried.

Ms. Lovelace made a motion to wave the 150-foot stream buffer plus or minus 50 feet Ms. Roberston seconded, carried.

The Ancram Planning Board has Conditionally approved the proposed Abbreviated Site Plan pending response from the Columbia County Planning Board on or before 09/27/2024.

**CONDITIONS:**

The existing driveway culvert shall be replaced; and

The culvert shall be designed and permitted per DEC; and

No building permit shall be issued until the ZEO obtains the culvert design; and  
The Applicant shall receive a Building Permit; and  
The Applicant shall receive an Article 24 permit if required  
So Declared  
Motion made by Erin Robertson. Seconded by Jessica Lovelace.

**NEW BUSINESS:**

**Newman Long**

**Boundary Line Adjustment (Merger)  
383 Poole Hill Road  
213.-1-73.2 & 213.-1-21.3**

Mitchell Khorsova reported to the board that this is a merger to lots no there are no changes to structures on the lots; it is just to combine title it should be boundary line adjustment.

Chairman Crocco reported that this would be considered a subdivision in reverse and requires a public hearing. Chair Crocco reported that he believes that in our town code it is defined as a subdivision and the issue is the Plat has to filed n the county. Mr. Khorsova disagrees.

Ms. Robertson and chairman Crocco reviewed town code and determined that no public hearing is necessary.

The board determined that the application is complete; the sketch plan is classified as a boundary line adjustment.

A motion was made by Ms. Robertson to classify the boundary line adjustment as a type 2 action; Ms. Lovelace seconded, carried.

The Ancram Planning Board has unanimously approved the proposed subdivision and authorized Acting Chair Joe Crocco authority to sign and stamp maps provided by the Applicant, which will be acceptable for filing.  
Subject to:

The survey map must be filed with the Columbia county Clerk within sixty-two (62) calendar days of the Planning Board's endorsement.

The applicant shall draft and file new deeds with the County Clerk within ten days of the filing of the approved servey with the County Clerk.

Copies of the recorded new deed shall be filed by the applicant with the Planning Board within ten days of recording the deeds.

A motion was made by Ms. Lovelace; seconded by Ms. Porter, carried.

**Homeland Towers-Beneke**

**Sketch Plan Pre-Application Meeting  
6534 Route 22**

Appearing via Zoom:

Doug Warden – Snyder & Snyder representing Homeland Towers and Verizon Wireless. Mr. Warden reported that he is appearing this evening for this meeting however going forward the matter will be represented by his colleague Mr. Kenny.

Mr. Warden reported they are in front of the board tonight asking questions regarding Sketch Plan and pre application review regarding the proposed 150ft telecommunications tower at 6534 Route 22 also known as Willowbrook Farm.

Mr. Warden reported that the project would consist of the tower as well as fenced equipment in a compound of 40ft x 60ft. Mr. Warden reported that the tower will have slots for three additional carriers with Verizon being at the top at 146ft; the next at 136 ft; the next at 126ft; and the last at 116ft.

Mr. Warden reported that he is aware that the proposed project is in the scenic overlay and that they will need to seek at height variance as well as a setback variance from the Zoning Board of Appeals.

Mr. Warden reported that they have not submitted the application and is asking if the board would support the application based on the materials they have seen at this meeting and the materials that were submitted for the July meeting.

Chairman Crocco reported that he will not give a response until of support until a balloon test is completed as Mr. Crocco believes the grade of the site of the tower is higher than the road and would like to see where the tower will be and where it will be visible.

Ms. Roberston reported that they would also need a special use permit and well as an SPR. Ms. Robertson reports that the town's zoning lists all that it required for the board to see and the board would need to see that list completed.

Chairman Crocco confirmed that no official application has been submitted. Chairman Crocco stated that the procedure for a SPR and a special use permit is stated in the Local Law and is inclusive of all the things the board will need to see; in addition, the board will need escrow for our consultants; an estimate for the escrow from our consultants. Once the building department application is complete our consultants will have more information of what they are doing.

Mr. Warden reported that he would like to schedule a site visit with the members of the Planning Board. Ms. Robertson asked how far away the project is from the town line. Mr. Warden reported that it is 1250 feet away from the County line which also serves as the town line.

Ms. Roberston asked about the wetland being delineated. Mr. Warden reported that they have a wetland letter they would submit as a part of the application. Mr. Warden reports that the site plan shows where the wetlands are; and the buffer.

Chairman Crocco states that the site visit would be a big help for the board regarding details that will be required and that the board may have comments from that based on what you can/should do from the site visit.

Mr. Warden introduced Klause Wimmer on the call representing Homeland Towers who is also on the call. Mr. Warden asking if the board would like the application before or after the application is submitted.

Chairman Crocco reported that an application must be submitted in order to make things official. Chair Crocco reported that they can submit the application and materials, then schedule a balloon test and site visit and then proceed from there.

Ms. Robertson asked what the difference 50ft of tower height makes in the coverage area. Mr. Warden reported that they can submit materials regarding the coverage and how the height of the tower effects the coverage area. Mr. Warden reported that they are trying to connect the coverage; there are towers to the north and towers to the

south. Mr. Ferrato, Zoning Enforcement Officer reported that during the meeting the company reported that there are different colors the towers can be.

Mr. Brondolo asked about the coverage map and the height of the tower. Mr. Wimmer reported that the technology used in the tower is line of sight and the interference of trees is fairly sensitive. Mr. Wimmer reports that there are radiofrequency reports of the coverage we are hoping to achieve; those reports will answer a lot of questions. Mr. Wimmer reported that the top may be visible from certain points on 22 but minimally.

Mr. Brondolo stated that the board would likely want outside person to evaluate if a smaller tower would provide the coverage the same amount. Mr. Wimmer reported that it would be wise to have another expert to give an opinion. Mr. Brondolo asked about the technology of using the tops of telephone towers. Mr. Wimmer reported that the Outdoor DAS system works differently you need one every 200 feet or so and will not get the coverage one larger tower will get.

Mr. Ferrato, Zoning Enforcement Officer asked when the site visit is being done is when the balloon test will be done. The consensus of the board was to have them the same day. Chairman Crocco reported that they will need to schedule multiple days needs to be a calm day for the balloon.

Mr. Warden reported that they may not want the site test the same day as the balloon test they may be wanting to be driving around town; to be able to see where there may be impacts visually.

Mr. Warden asked about the SEQRA process and that he is aware they are going to need variances according to the wireless law adopted in 2011. Chairman Crocco explained the process they will need a SEQRA determination prior to them being able to grant the variances.

### **Matters Not Appearing on the Agenda:**

#### 1 County Route 8

Doug and Victoria Larson appearing before the board regarding 1 County Route 8. Mr. Larson reported that his application is not yet complete but he wanted to bring the project to the boards attention prior to submitting the application. Mr. Larson reported that he would like for the building to become mixed use; mercantile and apartments, he is in front of the board to see if that would be acceptable.

Mr. Larson reported that he knows there are issues he has submitted an application and is working with J. Hoffman and Mr. Ferrato, Zoning Enforcement Officer who are asking for more information. Mr. Larson reported that the building would not change square footage. There would need to be parking in the rear yard; and that the existing septic can be modified to allow three apartments according to the engineer they are using. Mr. Larson reported that the outside appearance of the building would remain the same aside from signs hung by the tenants in the mercantile space. Mr. Larson reported that he could identify spots on the building that would be appropriate as they do not have tenants. Mr. Larson reported that space in the backyard would be used for parking; the pool would be removed and the goal is to not remove any of the trees. Mr. Larson reported that currently there is space for four cars to park between the two businesses his and the Farmer's Wife which is adjacent to his. Mr. Larson reported there are 10 parking spaces in the rear, 18 are required by town law, he is proposing 12.

Mr. Larson reported that the two front spaces in the front of the building would be mercantile; upstairs would be apartments, the existing apartment would remain. Mr. Larson reported that they plan to use the gravel driveway

in the back to access the parking in the rear. The board asked if they have an easement. Mr. Larson reported they have to George to get an easement but have to get something in writing.

Ms. Lovelace reported that a red flag that she sees is the way that that gravel driveway comes off County Route 3 is there enough room and is it wide enough for the amount of traffic that will be going through there.

Mr. Larson reported that the fence by the farmer's wife could come forward. Ms. Larson reported that they are hoping that this project will bring additional affordable housing to the community.

Mr. Larson reported they would be applying for a special use permit; and site plan. Mr. Ferrato, Zoning Enforcement Officer reported that he has been reviewing the materials with J. Hoffman and they have a letter from Ms. Stolzenberg which has been helpful in determining what is needed which is there for the board's review.

Mr. Ferrato, Zoning Enforcement Officer reported that he is considering option number 3. Mr. Ferrato, Zoning Enforcement Officer reported that the existing Zoning Code does not address this at all. Mr. Ferrato, Zoning Enforcement Officer will be asking the ZRC to address this.

Mr. Larson reported that as per the zoning law the planning board can adjust the number of parking spots. Mr. Larson would like 10. Mr. Ferrato, Zoning Enforcement Officer reported that they would have to be handicap compliant as well. Ms. Robertson reported that it would be wise to have a structural survey done regarding the parking. Mr. Larson reported that he does have an engineer to design the parking lot.

Chairman Crocco and Ms. Robertson reported that land banking would show them where they would go, but don't develop them then the building department can say you put them in.

**Discussion:**

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Ms. Robertson motioned to adjourn the September 5, 2024 meeting of the Ancram Planning Board. The motion was seconded by Ms. Lovelace. All in favor, motion carried.

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