

**TOWN OF ANCRAM  
Planning Board Meeting  
October 10, 2024**

**Watch meeting online:**

<https://www.youtube.com/watch?v=6IWzuM3oZ2g>

**Board Members Present:** Joe Crocco (Chairman); Phillip Hack; Erin Roberston; Tom Brondolo; Sara Porter (alternate); Palmer Irving;

**Board Members Present on Zoom:** none

**Board Members Absent:** Ann Rader; Donald Tasch; Jessica Lovelace (alternate)

The October 10, 2024, meeting of the Town of Ancram Planning Board was called to order at 7:00PM by Joe Crocco, Chairman a quorum was established. Chairman Crocco invited Ms. Porter (alternate) to participate, however as a quorum has been established not vote.

**Minutes:**

Tom Brondolo made a motion to approve the September 5, 2024 meeting minutes the motion was Phillip Hack seconded by and carried.

**Correspondence:**

Correspondence with Mr. Khorsova; asked that the Auld/Schnizler public hearing be moved to the November meeting. Chairman Crocco reported that Mr. Khosrova is asking for the public hearing to be opened and then adjourned so it does not need to be noticed again.

Workplace Harassment and Violence training is on October 16, 2024 or November 16, 2024 at 9am. A question was raised whether the training is in person or on zoom; it is unclear at this time more information will be obtained.

**Conflicts Check:**

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

**OLD BUSINESS:**

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

A motion was made by Tom Brondolo at 7:07pm to open the public hearing; seconded by Irving Palmer. Carried.

Chairman Crocco reported that the attorney for the Public Hearing is not here this evening, and is asking to adjourn until next month.

A motion was made by Phillip Hack to adjourn the Public Hearing until November 7, 2024; seconded by Tom Brondolo. Carried.

The Public Hearing will continue on November 7 a decision will be made at the point of how to move forward.

### **NEW BUSINESS:**

#### **Valden Sketch Plan for Subdivision 85 Blodgett Road 207.-1-1.11**

Wesley Chase, Land Surveyor is representing the applicants. Chairman Crocco asked for clarification of the name of the road; Blodgett, CR3; and East Ancram Rd.

The sketch plan is for a subdivision for a 16-acre lot of an existing 197-acre lot on Blodgett and East Ancram Rd. There is a buyer the land owner is in contract with. Mr. Chase was hired to survey out 16 acres for the purpose of that contract. In his research he found a previous subdivision from 1991; approved and filed with the county clerk in 1991. The person who the subdivision was for is now deceased. There was a road built into the subdivision, "but nothing was ever built" on the divided parcels. A highway permit was obtained, deep tests, and perc tests were completed, and a letter from Columbia County Department of Health regarding the septic was obtained; this parcel is nonconforming and would not conform to zoning laws. It is included in the 16-acres. There are two different maps; one which shows the 3 acres. The 3-acres was never deeded and therefore does not have a tax map ID number.

In 2018 another subdivision was approved by the Town of Ancram which was never deeded and therefore does not have a tax map ID number and again is contained within the 16-acres of the newly proposed subdivision. In 2018 it had a mobile home which no longer exists.

Mr. Chase reported that he would be adding a note to extinguish the existing subdivision; creating a new subdivision with new map notes stating that nothing can happen. As it stands someone could have the old (1991; 2018) subdivisions deeded at the present time. The map note would state that the current map would supersede any preceding maps. Discussion was had regarding John Lyon's reviewing the note for the purposing of extinguishing the old approved subdivisions. The board was in agreement that Mr. Lyon's services would be needed for this project.

Chairman Crocco reported escrow would be needed; which is 10% of the project cost. Chairman Crocco reported he believes \$2000 would be sufficient.

A motion was made to collect \$2000 in escrow for the town's attorney (Mr. Lyons) to review the Valden project by Phillip Hack; seconded by Tom Brondolo; carried.

Mr. Chase read a letter (waiver request) to planning board asking that the town waive the requirement of a field survey and accept a deed plotting for the project as a field survey would cause undue financial hardship on the Valdens.

Board members were generally in favor of the above.

Mr. Chase discussed the septic; well; and driveway with board members. Mr. Chase reported there is correspondence with Columbia County Department of Health regarding the septic and well which is in the file. Mr. Chase reported that the existing driveway is now grass but is being maintained by mowing.

Erin Robertson asked Mr. Chase if he is aware of the Town of Ancram's comprehensive plan, Mr. Chase reported that he is. Ms. Robertson reported that the comprehensive plan and zoning do not like houses on the tops of ridgelines and it appears from the map that the proposed house is on the top of the ridgeline. Mr. Chase reported Mr. Chase reported that he would advise his client of this.

J. Hoffman asked board members if they felt the application is complete.

The planning board unanimously agreed that the application is not complete.

A motion was made by Tom Brondolo to adjourn the sketch plan review until the next meeting Phillip Hack seconded; carried.

A motion was made to schedule the public hearing pending sketch approval at the next meeting; Erin Robertson seconded; carried.

Joe Crocco advised that they would continue the sketch plan approval next meeting; then open the public hearing and adjourn it if needed.

### **Discussion:**

#### Planning Board Budget

Joe Crocco reported that he attended a meeting with James MacArthur and Steve Olyha. Mr. Crocco reported that he made aware that the Planning Board has a budget. The 2024 budget was 7500; and it is over by 7500 dollars as anything we bill to our consultants that does not go to escrow from an application goes through our budget.

Jayelle Hoffman asked if financials were shown. Mr. Crocco reported yes, however he was not given a copy.

Mr. Crocco reported that going forward the Planning Board has a budget which needs to be adhered to and that the chairman proposes the budget for the coming year. Tom Brondolo asked if the clerk can see invoices regarding planning board budget then report on the budget during the meetings. It was agreed upon that the starting in the new year the clerk will give a budget report at monthly meetings.

Palmer Irving reported that in order to give an accurate projection of budget needs, the board would need historical numbers to make a proper projection.

Tom Brondolo asked if the town should have an attorney present when a client has an attorney present. Following the discussion regarding the budget that does not seem feasible. Mr. Brondolo asked if this would be something that we can ask application for escrow for. Make a blanket escrow requirement for applications. Mr. Crocco advised they would have to ask on an application basis for escrow for attorneys.

Mr. Brondolo motioned to adjourn the October 10, 2024 meeting of the Ancram Planning Board. The motion was seconded by Ms. Robertson. All in favor, motion carried.