

From: Ancramemail abassin@townofancram.org
Subject: Agenda and Zoom Link for the Ancram Planning Board Public Hearing on Iron Star on 7/25/2022 at 7PM
Date: July 13, 2022 at 11:36 AM
To: mdelrossi@mac.com



TOWN OF ANCRAM PLANNING BOARD NOTICE OF PUBLIC HEARING

PROPOSED IRON STAR RETREAT CENTER 2540 New York State Route 82, Ancram, NY, 12502

PLEASE TAKE NOTICE, the Town of Ancram Planning Board will continue the Iron Star Public Hearing on *Monday, July 25, 2022 at 7:00 p.m.*.

PLEASE TAKE FURTHER NOTICE, at the December 2, 2021 meeting, the Town of Ancram Planning Board opened the Public Hearing on the Iron Star Application. The Public Hearing was continued at the January 6, 2022 meeting at which time it was held open and adjourned to a date uncertain. The Public Hearing will be continued on Monday, July 25, 2022 at 7:00 PM.

PLEASE TAKE FURTHER NOTICE, the Public Hearing will be a hybrid meeting accessible both in-person and via Zoom. The meeting will take place at the aforementioned date and time: (1) at an in-person meeting of the Planning Board to be held at the Ancram Town Hall, located at 1416 County Route 7 Ancram, New York 12502; and (2) at the same date and time via Zoom. (Zoom access information below).

Under consideration is the Iron Star application for a Special Use Permit for a Retreat Center on parcel IDs: 205.-1-24.4, 205.-1-24.5, 205.-1-24.6, and 205.-1-24.7. The parcels are owned by P & M Farms LLC, RSG Farms LLC, SSG Farms LLC, and P & M Farms LLC respectively. The parcels are located at 2540 State Route 82, Ancram, NY, 12502.

The Applicants submitted a "Reduced Development Proposal" (hereinafter the "Proposed Action,"), which consists of applications for a site plan approval, a lot line adjustment, and a special use permit application for a proposed Retreat Center. The Proposed Action is located on the premises at 2540 NYS Route 82, located on the south side of New York State 82, south and west of Wiltsie Bridge Road, northwest of Roche Drive and east of Poole Hill Road, within the Town's Agricultural (Ag) District and is also located in Columbia Agricultural District 1. The Proposed Action includes the adaptive reuse of an existing residence located on Lot 3 (Tax Parcel 205.-1, Lot 24.5) for a five (5) guestroom inn; a public restaurant; an amenity building; four (4) creek houses; four (4) A-frame cabins; and eleven (11) seasonal glamping structures. All currently proposed development will be located on the east side of the property. The Proposed Action also includes a pool, proposed parking

side of the property. The proposed action also includes a pool, proposed parking areas, access roads, private wells, sewage disposal systems, an infiltration basin, and stormwater management infrastructure that support Iron Star Retreat Center's facilities.

The Planning Board has arranged with the Applicant to make the application documents available to the public prior to the public hearing through a publicly accessible website found at <https://www.ironstarny.com/project-materials>

Paper copies of the application documents are also available for review at the Town Hall by appointment with the Planning Board Clerk (contact information below).

To participate in the public hearing via Zoom:
[https://us02web.zoom.us/j/82016732787?
pwd=Z2lzNi92NFU1cUtDZGQvczZTaGtKZz09](https://us02web.zoom.us/j/82016732787?pwd=Z2lzNi92NFU1cUtDZGQvczZTaGtKZz09)

Meeting ID: 820 1673 2787
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Find your local number: <https://us02web.zoom.us/u/kb1hjdbQE>

PLEASE TAKE FURTHER NOTICE, that all persons wishing to comment on the application will have an opportunity to do so. Comments may be made in-person at the meeting, via Zoom, via email, or by regular mail. Any person with questions concerning the application may contact the Planning Board clerk, J. Hoffman, by phone (518 329-6512 ext. 205), email (planningboard@ancramny.org), or in person (Wednesday and Saturday 10:00 a.m. to 2:00 p.m. at Ancram Town Hall).

J. Hoffman,
Planning Board Clerk

**TOWN OF ANCRAM
Planning Board
Special Meeting
July 25, 2022 at 7PM**

**Attend either in-person at Ancram Town Hall or via Zoom:
[https://us02web.zoom.us/j/82016732787?
pwd=Z2lzNi92NFU1cUtDZGQvczZTaGtKZz09](https://us02web.zoom.us/j/82016732787?pwd=Z2lzNi92NFU1cUtDZGQvczZTaGtKZz09)**

Approval of minutes

Correspondence Conflicts Check:

• • • • •

OLD BUSINESS:

Iron Star

Site Plan Review and Special Use Permit 2540 Route 82

Parcel ID: 205.-1-24.7, 205.-1-24.5, 205.-1-24.6

PUBLIC HEARING

Review the list of potential adverse significant moderate to large impacts.

Discuss and determine information needed to address potential adverse impacts.

Continue working toward completion of the Environmental Assessment form Part 2.

Ancram Planning Board

Join Zoom Meeting

[https://us02web.zoom.us/j/82016732787?
pwd=Z2lzNi92NFU1cUtDZGQvczZTaGtKZz09](https://us02web.zoom.us/j/82016732787?pwd=Z2lzNi92NFU1cUtDZGQvczZTaGtKZz09)

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+1 669 900 6833 US (San Jose)

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Passcode: 643886

Find your local number: <https://us02web.zoom.us/u/kb1hjdbQE>

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