

**ANCRAM PLANNING BOARD
MINUTES
September 6th, 2018**

Board Members Present: John Ingram, Bob Roche, James Stickle, Dennis Sigler, Joe Crocco, Palmer Irving (alt)

Board Member(s) Absent: Terry Boyles, Erin Robertson, and Ann Rader (alt)

Others Present:

Alice Tocco-Godfrey, James J. Godfrey Sr., William Hunt, Linda Eckler, Larry Eckler, Joe Brown, Paul Spencer (applicant), Lynden Chase (authorized agent) Leisah Swenson, Monica Byrne, David Boice, Carl, Kevin and Abby Jennings (applicants), Bob & Pamela Reed (applicants) Pat Simone, Ira Summer

On September 6th, 2018, the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair, John Ingram.

The minutes from August 2, 2018 were reviewed by the Board. Joe Crocco motioned to approve the minutes from August 2, 2018. The motion was seconded by Bob Roche. Motion carried.

Correspondence:

James Adams sent a letter in support of Paul Spencer's application. Mr. Roberts sent an email and called concerning the approval of Mountaintop. He opposes all such applications of that nature; including Mr. Spencer's, as he believes it is contrary to the Comprehensive Plan and Zoning as an agricultural community.

Conflicts Check: The Chair, John Ingram, asked if there were any conflicts; there were none.

Agenda Items:

OLD BUSINESS:

DeMaio
Subdivision
205.-1-24.1
NYS Route 82

Lynden Chase represents the applicants. The applicants seek a 3 lot subdivision and will adjust one lot line. The applicants will use the existing driveway and curb cuts. Chair Ingram noted that this proposal was a nicer layout than the previous application. The applicants had previously received DoH approval for the initial application, which can be

used for this application. The applicant seeks a minor subdivision and one lot line adjustment.

Bob Roche motioned to open the public hearing. Dennis Sigler seconded the motion. All in favor, motion passes.

William Hunt (resident) asked to see the maps.

Bob Roche motioned to close the public hearing. James Stickle seconded the motion. All in favor, motion passes.

James Stickle motioned to make a Negative Declaration for the Environmental Review. Bob Roche seconded the motion. All in favor, motion passes.

James Stickle motioned to grant the subdivision and lot line adjustment. Dennis Sigler seconded the motion. All in favor, motion passes.

Spencer

Special Use Permit for Wedding Venue

206.-1-2.100

105 Simons Road

Paul Spencer showed the Planning Board the updated maps, which included the 25 car gravel parking lot, as the Planning Board requested at the August meeting. Further, the updated maps contain location of tents and other amenities, and showed the planning board the sample contract, as was requested. The Dutch Barn was moved onto the property in 2001 and Paul Spencer was hosting weddings in the barn since about 2002. According to the applicant, since the commencement of the property as a wedding event venue there had been more than 12 weddings but less than 24. Further, the applicant stated, the most weddings that had been held, on the property in a single year was 4. The requirement for a 25 car gravel parking lot was the same requirement that the Planning Board had used for a similar applicant.

James Stickle motioned to open the public hearing. Bob Roche seconded the motion. All in favor, motion passes.

Larry and Linda Eckler expressed their concerns that the application was due to a desire to have more events each year because although Paul Spencer had made efforts to minimize the impacts on the neighbors it still has an impact. They stated they would be ok with the venue limited to 4 events per year and renewal of the Special Use Permit required after 3 years.

Another member of the public noted that they had catered a wedding on the property and that Paul Spencer provided clear rules and was attentive.

Dennis Sigler stated that drivers and delivery drivers should be notified that it was a small country road and caution should be used.

Dennis Sigler motioned to close the public hearing. James Stickle seconded the motion. All in favor, motion passes.

Joe Crocco motioned to make a Negative Declaration for the Environmental Review. Dennis Sigler seconded the motion. All in favor, motion passes.

Bob Roche motioned to grant the Special Use Permit for a Wedding Venue with conditions. James Stickle seconded the motion. All in favor, motion passes.

Reed
Project Update map review
Site Plan Review
1291 County Rt. 7
205.3-1-46

Bob Reed presented the updated maps, which included the parking. The number of parking spaces was determined by Building Inspector Ed Ferratto and placed on the Site Plan Map. The applicants got approval from the DoH for the septic and would be drawn on the map by the engineer.

Dennis Sigler motioned to grant updated sketch plan approval. Joe Crocco seconded the motion. All in favor, motion passes.

Dennis Sigler motioned to set the public hearing for October 4th at 7:00 PM. Joe Crocco seconded the motion. All in favor, motion passes.

Joe Crocco motioned to adjourn the meeting. Dennis Sigler seconded the motion. All in favor, motion passes.

Respectfully submitted,
John Hoffman
Secretary, Planning Board
