

**ANCRAM PLANNING BOARD
MINUTES
August 2nd, 2018**

Board Members Present: John Ingram, Bob Roche, James Stickle, Joe Crocco, Ann Rader (alt)

Board Member(s) Absent: Dennis Sigler, Terry Boyles, Erin Robertson, and Palmer Irving (alt)

Others Present:

Michael and Kimberly Coons (resident applicants), Paul Spencer (resident applicant)
Lynden Chase (representative for Camardella)

On August 2nd, 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 July 5, 2018 were reviewed by the Board. Joe Crocco motioned to approve the minutes from July 5, 2018. The motion was seconded by Bob Roche. Motion carried.

Correspondence:

The county response was received for the Hague Application so the Special Use Permit is finalized.

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

Agenda Items:

OLD BUSINESS:

Coons

Lot Line Adjustment

213.-1-34.211

Schoolhouse Road

The applicants seek a Lot Line Adjustment. They provided the survey maps as previously requested by the Planning Board. In 2014 they inherited a lot, which was adjoining their existing lot. They seek to add property to their original lot and will sell the lot which they inherited. The newly created lots are approximately 2.5 acres and 1 acre. This makes both lots closer to conforming and is permissible because it keeps the existing density.

James Stickles motioned to waive the public hearing. Joe Crocco seconded the motion. All in favor, motion passes.

James Stickles motioned to declare a Negative Declaration for the Environmental Review. Joe Crocco seconded the motion. All in favor, motion passes.

James Stickles motioned to approve the Lot Line Adjustment. Bob Roche seconded the motion. All in favor, motion passes.

NEW BUSINESS:

DeMaio
Subdivision
205.-1-24.1
NYS Route 82

The applicant seeks a minor subdivision and lot line adjustment. The applicant had previously applied for a subdivision and the prior Department of Health letter with approval is appropriate for the purposes of this application.

Joe Crocco motioned to declare the Planning Board Lead Agency for the purposes of environmental review. James Stickles seconded the motion. All in favor, motion passes.

Joe Crocco motioned to grant sketch plan approval. James Stickles seconded the motion. All in favor, motion passes.

Joe Crocco motioned to set the public hearing for September 6, 2018 at 7:00 PM at the Ancram Town Hall. James Stickle seconded the motion. All in favor, motion passes.

Spencer
Special Use Permit for Wedding Venue
206.-1-2.100
105 Simons Road

The applicant purchased the property in 1996. On or around 2001 the applicant began hosting weddings in the barn on the property. A tent and some other amenities are put up. Attendees are primarily bussed in. After the ceremonies attendees can dance in the barn. There is parking on-site and an area for over-flow parking across the street. Typically there are 100-150 people in attendance but attendance may be as high as 200. Music is played until 11PM at which point it is shut off and things wind down. The Ecklers, the nearest neighbors, knew of the events and had spoken with the applicant; as a result, the barn door nearest their property is kept closed to limit the noise impact. The events are done with outside vendors. The applicant will provide a sample vendor contract and blown-up maps with parking for the public hearing and for official approval. The parking lot should be gravel and applicant will correspond with John Hoffman regarding the size of the required lot.

Bob Roche motioned to declare the Planning Board Lead Agency for the purposes of environmental review. James Stickle seconded the motion. All in favor, motion passes.

Bob Roche motioned to grant sketch plan approval. James Stickle seconded the motion. All in favor, motion passes.

Bob Roche motioned to set the public hearing for September 6, 2018 at 7:00 PM at the Ancram Town Hall. James Stickle seconded the motion. All in favor, motion passes.

Adams

Area Variance referral from ZBA

197-1-26

Four Corners Road

After review of the Adams application the Planning Board determined the area variance should be approved.

James Stickle motioned to adjourn the meeting. Joe Crocco seconded the motion. All in favor, motion passes.

Respectfully submitted,
John Hoffman
Secretary, Planning Board
