

**ANCRAM PLANNING BOARD  
MINUTES  
March 5th, 2020**

**Board Members Present:** John Ingram, Joe Crocco, Bob Roche, James Stickle, Dennis Sigler, Terry Boyles, Erin Robertson, Palmer Irving (alternate), Ann Rader (alternate)

**Board Member(s) Absent:** Bob Roche, Palmer Irving

**Others Present:** Chris Mart [...], Stacy Shurgin, Rebecca Valk (Cuddy & Feder LLP), Pat O'Hala, Dwayne Hotaling (SWM)

On March 5, 2020, 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 January 2nd, 2020 were reviewed by the Board. Ann Rader said she saw a missing comma and a missing "s" James Stickle motioned to approve the minutes from January 2, 2020 as amended. The motion was seconded by Dennis Sigler. All in favor, motion carried. Joe Crocco abstained.

The minutes from February 6th, 2020 were reviewed by the Board. Dennis Sigler mentioned that Wesley was not listed as present; however, the draft minutes had him presenting an application. James Stickle motioned to approve the minutes from February 6, 2020 as amended. The motion was seconded by Dennis Sigler. All in favor, motion carried. John Ingram abstained.

**Correspondence:** The clerk, J. Hoffman, has been sending out trainings to satisfy the training requirement. Further, the Planning Board meeting is being recorded.

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

**Agenda Items:**

**OLD BUSINESS:**

**Herman Meccariello/Dan Brooks  
LLA/Map Correction  
219.-1-85  
Lot 1A Hall Hill Road**

The clerk spoke with Wesley Chase and Herman Meccariello. Wesley Chase is working on getting the maps. He will send the maps and the maps will be sent to John Lyons for his review.

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## **NEW BUSINESS:**

### **Stacy Shurgin**

#### **Pre-application Conference on Special Use Permit**

**205.-1-24.1**

This is on the property known as the Demaio property.

Rebecca Volk, of the Law Firm, Cuddy & Feder, appeared with the applicant Stacy Shurgin. They appeared before the Board for a pre-application meeting. The property is primarily in the Agricultural District with a portion in the hamlet. The lot was previously subdivided approximately two years ago. Consistent with the Comprehensive Plan goals of encouraging agrotourism, the Applicant seeks to adaptively reuse the farm property to create a retreat center. The application will include lot line adjustments. They reviewed similar operations, which appeared before the Planning Board, and some similar preexisting uses in the community and the surrounding area.

Stacy Shurgin works with her family, primarily in New York. She came up because she seeks to move outside of the city. As she looked at land for herself and her family, she realized that she was interested in multiple lots. She was excited about the ability to create an experience which she envisions as a retreat space, an event venue, and barns with animals. Beyond events she would like the land to be a place where people can come and stay.

She does not want to change the land but people will need places to stay. She envisions detached, single-story structures that are set-back from the road. These would be overnight or weekend places. She wishes to keep the land in agriculture, which is currently in agriculture. She also envisions a farm-to-table restaurant.

The types of retreats would include art, wellness, community events, and education.

John Ingram asked about the number of units.

Stacy Shurgin: The units would be from 400-700 square feet, she would like to connect them. She would remove the mobile homes and integrate approximately four collections of 5 400-700 square foot units.

She is interested in minimizing the impact of the project and is interested in keeping the lighting low to the ground. Additionally she is interested in geothermal and solar.

She believes they will be hosting events with a capacity 150-200 people.

Joe Crocco mentioned that she would need PERC tests.

John Ingram asked about the Mountaintop approval.

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Their model was based on bussing people and the parking lot was for employees.

John Ingram said that they would have to provide parking for people attending the events.

She believes that they will close the existing entrances and create a main entrance.

She believes that the process will occur in phases.

John Ingram said a lot for her personal residence and put everything else on the commercial lot.

Joe Crocco proposed designing the site as a cluster development.

She needs the property to be manageable for herself and her company.

She is looking to attract families.

The difference between this and Mountaintop is that this would not be as focused on discrete events and more oriented toward experiences.

Dennis Sigler raised the issue of Short Term Rentals.

Rebecca Volk said that the rentals would be connected to the retreat center and fall within that.

John Ingram concluded, "it's a permitted use, it's a case of make it work, and make it something everyone can enjoy."

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**Patrick O'Hala**  
**Special Use Permit Application**  
**198.-1-5**  
**7373 State Route 22**

Patrick O'Hala, the Assistant location manager, has an agreement with Mo, the property owner, to film on location.

He has spoken with the Lieutenant and will have 4 officers to hold traffic.

The trucks will likely come up the night before or early in the morning. They will park in Copake. The crew will stay nearby. They will shuttle people and equipment to location.

Joe Cocco asked what day of the week.

Patrick O'Hala responded that it would be a weekday.

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They will hold traffic while film is rolling (approximately two minute intervals) and allow emergency vehicle.

He needs permission from the town and will then submit with town approval to the DOT.

John Ingram said that the Planning Board approval should be contingent on receiving DOT approval.

**Joe Crocco motioned to approve the Special Use Permit for Filming contingent on receiving DOT approval. The motion was seconded by Dennis Sigler. All in favor, motion carries.**

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**SWM International**

**Pre-application Conference for Commercial Site Plan Review**

**205.-1-26**

**2424 State Route 82**

They are planning on adding an additional evaporator. This will not change the building footprint, or lot coverage; however, it will result in a change in the square footage of the building.

He went to Ed Ferratto and he said that he should go to the Planning Board.

The water gets evaporated and then returned. It is a closed loop.

The project will likely not begin the project until July or August. The new equipment will arrive in September.

John Ingram said an updated site plan was needed. The EAF would also be needed.

They will come back to the clerk when they have the Site Plan, EAF, and stamped plans.

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**Dennis Sigler motioned to adjourn the meeting. The motion was seconded by Terry Boyles. All in favor, motion carries.**

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