

**ANCRAM PLANNING BOARD**  
**September 3rd, 2020**  
**In Person Public Via Zoom**

**Board Members Present:** John Ingram, James Stickle, Dennis Sigler, Joe Crocco, Erin Robertson, Ann Rader (alternate)

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

**Others Present:** Jacob Coleman, Wesley Chase, Frank Schroeder, Job Yaubian, Emilie Sommerhoff, Art Bassin (via Zoom), Carol Falcetti (via Zoom), Anne Walwyn Jones (via Zoom), Murdoch Morrison (via Zoom), Glenda Heermance (via Zoom), Judith Francis (via Zoom), Roy Sloane (via Zoom)

On September 3, 2020, the monthly meeting of the Town of Ancram Planning Board was called to order at 7:10 PM by the Acting Chair, Joe Crocco.

The minutes from the August 6th, 2020 were reviewed. Ann Rader had previously emailed a correction. Joe Crocco motioned to approve the corrected minutes. The motion was seconded by James Stickle. Due to absence John Ingram abstained. Motion passes.

**Correspondence:** The Planning Board was reminded to read and submit feedback regarding the proposed changes to the Zoning Law.

**OLD BUSINESS:**

**The Farmer's Wife**

**Public Hearing**

**Commercial Site Plan Review**

**3 County Route 8, Ancramdale, NY**

**220.1-1-3.200**

The Farmer's Wife made an application to the State Liquor Authority to sell beer and wine. During the review the State Liquor Authority reached out to the Zoning Enforcement Officer, who determined that selling beer and wine would constitute a change in use from the grocery store use they has, which predated zoning. Therefore he referred them to the Planning Board for a

Commercial Site Plan Review. Emilie Sommerhoff stated that there were no changes to the property. The change was that they would be selling beer.

Judith Francis asked if the hours would change.

The Applicants responded that the hours would not change.

Judith Francis asked why there were two applications on the New York State Liquor Authority posting.

Emilie Sommerhoff stated yes there were two applications one application was for the catering business no hard liquor would be sold from the Farmer's Wife.

John Ingram clarified that this was a Site Plan Review.

Ann W- Jones asked about the permissible hours of selling liquor.

Emilie Sommerhoff responded that the hours would not change.

[unknown] asked if something could be put in that the hours would not change.

Murdoch Morrison stated that no one has a problem with Emilie and Job selling beer and wine but he needed a commitment that there would not be a rowdy crowd.

John Ingram clarified that the review was with the current hours of operation and subsequent changes would be reviewed in the future if necessary.

Dennis Sigler motioned to close the public hearing. The motion was seconded by James Stickle. All in favor, motion carries.

James Stickle motioned to make a negative declaration for the environmental review as the Board's answers to the EAF questions lead to the determination that the proposed action will not result in any significant adverse environmental impact. The motion was seconded by Joe Crocco. All in favor, motion carries.

Joe Crocco motioned to approve the Commercial Site Plan. The motion was seconded by James Stickle. All in favor, motion carries.

**NEW BUSINESS:**

**Frank Schroeder**

**Pre-application conference**

**7124 Route 22**

**207.-1-32**

Mr. Schroeder sought information from the Planning Board about the viability of a small brewery with a tasting room. The Planning Board had authorized the clerk, J. Hoffman, to communicate with Hugh Clark and Nan Stolzenburg and others if necessary about the project so the Planning Board could proceed with a potential application by Mr. Schroeder. Hugh Clark and Nan Stolzenburg had prepared a memo which was passed on to the applicant.

John Ingram clarified that at a minimum any activity would require Abbreviated Site Plan Review.

Frank Schroeder clarified that the tap room would be for the promotion of the product.

Hops will be grown on site. Visitors will have an opportunity to purchase the product on site and he does not intend to be a distributor as contemplated by the zoning law.

Because of the nature of the site's current use Frank Schroeder was cautioned to get the water tested and to do a thorough environmental review of the property.

For Site Plan Review lighting and signage should be included.

The Planning Board would look into amount for an escrow account to cover the expenses of review.

**Jacob Coleman**

**Lot Line Adjustment (Elimination) & Abbreviated Site Plan Review  
Preliminary Meeting  
215.-1-11.1 & 215.-1-11.200**

The Applicants own 2 properties. They purchased the two properties in May of 2019. They seek to consolidate the parcels.

Joe Crocco asked about whether the driveway had been submitted for approval. Wesley estimated that it was between 10 and 12 percent grade.

Jacob Coleman stated that an architect had driven up the driveway in a Prius.

For Abbreviated Site Plan Review the Applicant will need topo, the setbacks, building envelope, septic, a calculation of disturbed area, and turnouts on the driveway.

Erin Robertson stated that the area was in the Scenic Corridor Overlay Zone.

John Ingram stated that it was important that the septic and building envelope be staked out prior to Abbreviated Site Plan Review so the Planning Board could visit the site.

James Stickle asked if the curb cuts were approved. Wesley stated that he did not know but believed it had been done because of the extension of asphalt.

Erin Robertson asked about the house and if there were any plans for plantings

Jacob Coleman stated that the house and roof are black and everything will be native and natural as well as some additional plantings to help screen the property.

The lot consolidation is a Type II action so Environmental Review is not required.

Dennis Sigler motioned to approve the Lot Line Consolidation. The motion was seconded by James Stickle. All in favor, motion carries.

James Stickle motioned to adjourn. The motion was seconded by Dennis Sigler. All in favor, motion carries.

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Bob Roche motioned to adjourn the meeting. The motion was seconded by James Stickle. All in favor, motion carries.

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Respectfully submitted,  
J. Hoffman, Secretary Town of Ancram Planning Board

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