

ANCRAM PLANNING BOARD
December 3rd, 2020
Via Zoom

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

Board Member(s) Absent: Terry Boyles

Others Present:

On December 3, 2020, the monthly meeting of the Town of Ancram Planning Board was called to order at 7:05 PM by the Chair, John Ingram.

Minutes: Minutes from November 5, 2020, were reviewed. James Stickle motioned to approve the corrected minutes. The motion was seconded by Joe Crocco. All in favor, motion carries.

Erin Robertson had previously proposed amending the minutes from October 1, 2020, which had been adopted by the Board at the November 5, 2020 meeting.

The clerk reached out to Monica, Hugh, and Art as well as conducted independent research and concluded that amendments could be made if the Planning Board voted to make the changes and if the changes were clearly indicated and the process by which the changes were approved was clearly explained.

John Ingram stated that he did not believe the changes were required because the minutes were a summary not a verbatim recitation. Further, the minutes referred to the CAC report, which was included in the file.

Following discussion, no motion was made to amend the minutes from October 1, 2020.

Correspondence: Thanks to those who attended the earlier training.

Conflicts Check: The Chair asked if there were any conflicts there were none.

OLD BUSINESS:

LebensArt Brewing
SUP and Site Plan Review
7124 Route 22
207.-1-32

Victoria Palidero presented on behalf of the Applicant. The applicant proposes a brewery and tasting room. The Applicant proposes 27 parking spaces, will put in a hopyard, the

building will be adaptively reused, and the project includes a sign. The Applicant believes that 21 parking spaces are required. An engineer has been retained to design a wastewater system. The Applicant believes this is a Type II action because it is adaptive reuse of a commercial building and includes an Agricultural component, which is also a Type II action.

James Stickle asked about the distribution question.

This is not a distribution use there may be some ancillary distribution but it is not a warehouse.

John Ingram asked about Ag & Markets.

It is not in an Ag district.

Erin Robertson asked about the maximum capacity.

The Applicant responded that it would be unlikely to exceed 20 persons.

Erin Robertson asked about food trucks.

There will not be a commercial kitchen but they may work with local caterers or food trucks. There are no outdoor events proposed.

Palmer Irving asked about the location of the sign and whether it would be illuminated.

The lighting will be downward facing and can be placed on a timer.

John Ingram asked about the hours of operation.

It will only be open to the public on weekends likely 3pm to 10pm.

Erin Robertson asked about the material of the parking area.

It will remain gravel.

John Ingram asked about an increase in impervious surface.

It will not increase.

Joe Crocco asked about the parking calculations, an interior plan, and drainage.

Erin Robertson asked about the dimension from the parking lot to the wetlands.

The Applicant was instructed to reach out to the Zoning Enforcement Officer regarding the uses for the parking calculations.

The parking area should include lighting.

Erin Robertson said the stream setback should have 100' setback.

The Applicant will confirm the setback.

Naomi Wolf, a member of the public asked about the fence.

The fence will separate the parking from the ag area.

Ms. Wolf asked about the sign height.

It will be 8' from grade to top.

Ms. Wolf asked about music inside

There may be indoor music.

Stacy Shurgin

Abbreviated Site Plan Review

2540 Route 82

205.-1-24.1

Taylor Palmer appeared on behalf of the Applicant for Abbreviated Site Plan Approval. They had previously received a lot line adjustment. The Applicant is seeking to place a new residential structure on the location of the site of the former structure.

Wesley Chase explained that Note 5 was a relic of the former zoning and the proposed location of the house is closer than 150' from the stream.

The current Zoning Law does not have the 150' setback requirement from a stream for a residence.

The Applicant would need to cut into the hill and increase the site disturbance.

Mike Bodendorf presented the engineering.

They have included 2 fire pull-offs. The larger constructed pond will include a dry hydrant. There is an existing well and septic. They will construct a new septic. The electrical transformer will be moved. They have provided the SWPPP.

Erin Robertson asked about the 150' setback.

John Ingram stated that the resolution could reference the 100' foot setback so that the maps would not need to be refiled.

The Applicant will provide the square footage on the guest house so the guest house and they will seek approval for that concurrently.

James Stickle motioned to find the Abbreviated Site Plan Review a Type II action for the purposes of Environmental Review. The motion was seconded by Dennis Sigler. All in favor, motion carries.

The Site Plan also needs to include the pool fencing.

Jacob Coleman
Abbreviated Site Plan Review
215.-1-11.1 & 215.-1-11.200

The Applicant was not present; however, Wesley Chase had been in contact with the Applicant. The Applicant has decided to move the septic closer to the building to reduce site disturbance. Further, the Applicant is working on the SWPPP.

The Applicant still needs to respond to the CAC memo.

Lyle LLC
PUBLIC HEARING
206.-1-8.3
Subdivision

Wesley Chase appeared on behalf of the Applicant. Lyle LLC is owned by Cornelia Guest. This parcel was previously part of a Lot Line Alteration. She now seeks a subdivision.

The building envelop is now present. The deep test was performed. They have a conditional driveway permit approval.

The location of the building envelope on Lot 2 has not changed since the initial subdivision.

Job Yacubian stated he hopes the parcel continues to be used in agriculture. He asked about future subdivisions.

John Ingram stated that the application would have to be filed and there would be another public hearing.

Wesley Chase stated that they tried to put the proposed envelope on Lot 1 out of the viewshed. However, that does not prohibit someone from building in a different location.

Joe Crocco motioned to make a Negative Declaration. The motion was seconded by James Stickle. All in favor, motion carries.

Joe Crocco motion to approve the subdivision. The motion was seconded by James Stickle. All in favor, motion carries.

NEW BUSINESS: None

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

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