

ANCRAM PLANNING BOARD
April 7, 2022
In Person and Zoom

Board Members Present: John Ingram, James Stickle, Ann Rader, Erin Robertson, Colleen Lutz, Philip Hack, Palmer Irving

Board Member(s) Absent: Joe Crocco, Bob Roche

Minutes: As the March 2022 minutes were not reviewed; they were not approved.

Correspondence: CAC meeting, J was in contact with them. Also he was in contact with the team for the workshop meeting for Iron Star scheduled for April 20 at 7 PM.

Conflicts Check: Colleen Lutz recused herself from the Slott application.

OLD BUSINESS: None

NEW BUSINESS:

Slott

ABBREVIATED SITE PLAN REVIEW
424 County Route 3
214.-1-12.1

The primary use is a residence for farm hands. The building when finished will be less than 1,000 square feet. The Basement is in good shape. There once was another structure on the property but that was removed. There will be very little tree removal. The applicant has been in contact with the Health Department in regard to the septic.

A motion was made by Erin Robertson and seconded by Palmer Irving for conditional approval contingent upon the Health Department approval. All in favor, so carried.

Merriam

PRE APPLICATION CONFERENCE
Commercial Site Plan Review
1415 County Route 7
205.1-1-8

The applicant and an engineer presented. The plan is to open up a shop for spirits, wine and wares. The Health Department has approved what they are doing.

They will keep the impervious parking that's there and expand on it a little more. There is an existing split rail fence – it will be replaced. There will also be a 6' stockade fence to prevent light shining on the neighbor. They are working on an ADA parking spot. There will be one restroom on location. There is currently no gutter but the goal is to add one to the building.

When asked about the water runoff to the stream the applicant said the goal was to stabilize it. A suggestion was made that they look at the planting scheme and also add a silt fence to protect the buffer.

As for lighting, the exterior fixtures will be dark sky compliant and there will be two lights. When asked about waste, the applicant stated it will be broken down boxes. When asked about deliveries she said she will be requesting smaller trucks as there is not a lot of room for huge trucks.

The operating hours will be closed on Tuesdays and open until 8 PM on Saturdays and all others at 7 PM.

The Planning Board was granted permission to go on site.

A motion was made by Jim Stickle and seconded by Palmer Irving for sketch plan approval. All in favor, carried.

J Hoffman suggested that the Board get Nan's comments and a Public Hearing be scheduled for the June 2022 meeting.

Palmer Irving motioned to adjourn the meeting at 7:40 PM. The motion was seconded by Jim Stickle. All in favor, motion carries.

Respectfully submitted,
M. McDermott
