

**ANCRAM PLANNING BOARD  
MINUTES  
December 1st, 2016**

**Board Members Present:** James Stickles, Dennis Sigler, John Ingram, Ann Rader (alt), Palmer Irving (alt), Joe Crocco, Bob Roche

**Board Member(s) Absent:** Terry Boyles , Erin Robertson

**Additional Present:** Wesley Chase, Tom Cromwell, Pat Marren, Lorrie Weisel, Nancy Williams, Maria Luisa Jaidi

On December 1st, 2016 the monthly meeting of the Town of Ancram Planning Board was called to order at 7:00 PM by the Chair.

The previous month's minutes were reviewed by the Board. A motion was made by James Stickles to accept the minutes. The motion was seconded by Bob Roche and the board unanimously voted in favor to accept the minutes.

**Agenda Items:**

**OLD BUSINESS**

**Columbia Land Conservancy/ Elizabeth Gilmore**

**Overmountain and Carson Road**

**New Scotland Farm**

**221.-1-15.11**

**221.-1-38.2**

**221.-1-11**

**Lot Line Adjustment and 2 lot Subdivision**

Wesley Chase and Tom Cromwell (Columbia Land Conservancy) submitted final maps of the current New Scotland Farm property owned by Elizabeth Gilmore. He stated that since 1973 the portion of Overmountain Road that runs through the farm has been maintained as a private road.

Mr. Cromwell Stated that Ms. Gilmore would like to retain 44 acres and the rest may be given to the Columbia Land Conservancy (395 acres). Therefore portions of 3 lots will be combined into the CLC/Roundball Mountain Property, 35 acres retained by Ms. Gilmore, and there will be an additional small 9-acre lot created around the farm buildings.

Mr. Chase stated that he had put the deep tests of the other parcel on the map. He stated the road frontage will be on the private road. He stated that there was a misinterpretation by the lawyer for the CLC and she thought that the planning board wanted the town lawyer to review. He stated that the right of way is very standard and hoped that the planning board could approve it without the town lawyer to approve.

The Chair agreed and stated he had read through the agreement and he saw no issues with it.

Mr. Sigler stated that he saw no problems with the right of way document, just questioned why first names were used.

Mr. Cromwell stated that he thought this was done because the entities were all within the same party.

Mr. Chase stated that he will print out 10 new copies without preliminary printed on them.

The Chair opened the public hearing.

Nancy Williams questioned the changes to Overmountain Road. She wondered if it would be maintained any differently.

Mr. Chase stated that the CLC will maintain the road as it has always been, No changes in the road however he noted that there may be slightly more traffic if and when it open to the public for recreation.

Dennis Sigler made a motion to close the public hearing, James Stickles seconded the motion and all were in favor.

James Stickles made a motion to enter a negative declaration to the SEQRA. Dennis Sigler seconded the motion and it passed with unanimous agreement.

James Stickles made a motion to approve the final lot line adjustment/subdivision plat. Joe Crocco seconded the motion. All were in favor, resolution passed.

**Mountain Top Farm**  
**Maria Luisa Jaidi**  
**3438 State Route 82**  
**Ancramdale, NY 12503**  
**220.-1-1.100**  
**Special Use Permit**

Maria Luisa Jaidi appeared before the board for a Special use permit to hold special events at the home on State Route 82 in Ancramdale, NY.

The Chair briefly went over the application with the Board. No changes had been made to the design since the last meeting. He stated that he had some concern with the sight line of the driveway for the busses. He stated that there is a curve just beyond the entrance on State Route 82. He asked if the parking was planned to be on the grass.

Ms. Jaidi stated yes.

Mr. Crocco asked about the size of the busses.

Ms. Jaidi stated that they would be school bus sized.

He asked where were people be getting picked up by the busses.

Ms. Jaidi stated that they will be picking up people at the predetermined lodging locations in Hudson, Connecticut and Pine Plains. People can leave their cars at the pre-determined locations.

Mr.Sigler asked where the busses will park.

Ms. Jaidi stated that they will park near the barns.

The Chair suggested the parking area be gravel in case of inclement weather. If it rains the area could become muddy and the busses could get stuck. Additionally he asked where the help would be parking.

Ms. Jaidi stated that she does not want cars on the property

Mr. Stickles stated that the idea of bussing was fine with him but he would like to have a specific number of cars to be allowed in the parking area. Ms. Davidson agreed and stated that it should be a gravel parking area.

Mr. Crocco stated that the bussing and restroom facilities must be the responsibility of Ms. Jaidi and Mountain Top Farms LLC at all times, no exceptions.

The Chair suggested that the parking should allow a maximum of 25 cars and it would be located below on the southern entrance to State Route 82

The Chair opened the public hearing

Lorrie Weisel asked if the catering will be done at the facility or brought in.

Ms. Jaidi stated that the cooking and catering facilities will be brought in. The rental is for the property only.

Ms. Weisel stated that she is concerned about the upper entrance to the property. She stated the curve is very dangerous and having catering trucks going in and out might cause a traffic hazard. She also stated she was concerned about the noise of the event and the increase in traffic.

Pat Marren asked if the venue will be strictly weddings.

Ms. Jaidi stated that she planned for more events than weddings.

Mr. Marren asked what the times were.

Ms. Jaidi that she plans for one event per week and it would end at 10:00PM.

The Chair stated that the noise level must conform to the town noise ordinance.

Mr. Sigler stated that the noise is measured at the border of the property

Mr. Crocco stated that all the stipulations will be clearly noted on the permit.

The Chair suggested that she may want to have a flagman and cones to assist the busses entering and exiting the property.

Ms. Snyder asked if there was another entrance to the property.

Ms. Jaidi stated that there is a lower entrance and the busses might be able to use that driveway to get to the house site.

Mr. Ingram stated that she might want to explore the lower driveway as an option.

Mr. Crocco stated that it should be noted that the permit for operation is issued to Mountain Top Farms LLC and or Maria Luisa Jaidi and cannot be sublet to another entity.

Dennis Sigler made a motion to close the public hearing and it was seconded by James Stickles. All were in favor.

James Stickles entered a motion for a Negative Declaration to the SEQRA. Joe Crocco seconded the motion and the board unanimously agreed.

James Stickles made a motion to approve the Special Use Permit with conditions as discussed. Dennis Sigler seconded the motion and all were in favor.

The Chair noted that the applicant must have building department approval as well.

**Gail Barringer/ Lawrence Moss  
Maple Lane and County Route 8  
Ancramdale, NY 12503  
Parcel ID# s 220.1.-1-10 and 220.1.-1-11  
Lot Line Adjustment**

Mr. Chase, representative for the applicants provided the sketch plan maps for the lot line adjustment. He stated that they were non-conforming pre-existing lots in 2 acre lot

zoning. The parcels are roughly the same size but the common lot line in between the parcels is very irregular. They plan to create a more regular line between the two parcels.

The Chair opened the public hearing. No comments were made from the public.

Dennis Sigler made a motion to close the public hearing. The motion was seconded by Bob Roche and all were in favor.

James Stickles made a motion to enter a Negative Declaration to the SEQRA. Joe Crocco seconded the motion and the board unanimously agreed.

James Stickles made a motion to approve the final plat of the lot line alteration with no additional conditions. Joe Crocco seconded the motion and all voting members unanimously agreed.

**NEW BUSINESS**

**Stephen Olyha**

**31 Lake Shore Drive**

**Ancramdale, NY 12503**

**197.3.-1-41 and 197.3.-1-41**

**Lot line Adjustment**

Stephen Olyha appeared before the board to present a sketch plan of his properties located at 31 Lake Shore Drive. He stated that he had purchased the adjoining lot and had demolished the shack on it. He plans to join the two parcels into one and add a garage to it in the future.

Mr. Crocco made a motion to approve sketch plan as noted on preliminary map. Bob Roche seconded the motion and the Board agreed.

The Chair asked the applicant to have it resurveyed showing the consolidation and a public hearing will be scheduled for January 5<sup>th</sup>, 2016 at 7:00pm.

**Micheal Gershon**

**Carson Road**

**Millerton, NY 12546**

**225.-1-7**

**ASPR and ZBA Referral**

Michael Gershon and Richard Lanka submitted a site plan of the property located on Carson Road. They stated that they would like to enclose a preexisting porch and create an in-law apartment and expand the existing garage to accommodate more storage and a car lift.

Joe Crocco asked about the area variance and noted that he had received the notice for the public hearing.

Mr. Sigler asked if the accessory apartment is being built.

Mr. Lanka stated that it is not in construction yet and required ASPR before beginning.

The Chair asked about the septic.

Mr. Gershon stated that it is preexisting and had been designed to accommodate expansion when it was installed.

Mr. Lanka stated that the structure is ready to be constructed just waiting for the variance to create the roofline.

The Chair suggested a conditional approval upon the approval of the area variance.

James Stickles made a motion to conditionally approve the ASPR contingent on the approval of the area variance by the Zoning Board of Appeals. Dennis Sigler seconded the motion and the board was unanimously in favor.

The Planning Board also made a recommendation to approve the Michael Gerson area variance. The paperwork will be filed with the Zoning Board of Appeals.

#### **ADDITIONAL BUSINESS**

Bonnie Hundt, ZBA Chair and the Board had a discussion about the ZBA and Planning Board alternate. A memo will be presented to the Town Board in favor of changing the law.

A motion to adjourn was made at 8:30 PM by Joe Crocco and seconded by James Stickles. All were in favor.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk, Town of Ancram

