

**ANCRAM PLANNING BOARD  
MEETING MINUTES  
June 2nd, 2016**

**Board Members Present:** Terry Boyles, Joe Crocco, Bob Roche, Colleen Lutz (clerk), John Ingram (Chair), Palmer Irving (alt), Ann Rader (alt), Erin Robertson,

**Board Member(s) Absent: Dennis Sigler, James Stickles**

**Additional Present:** Elizabeth Demetriades, Denis McGuckin

On June 2nd, 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 Terry Boyles to accept the minutes. The motion was seconded by Erin Robertson and the board unanimously voted in favor to accept the minutes.

**Agenda Items:**

**Stuart Farr and Hudson Valley Hops and Grains LLC**

**2993 State Rout 82**

**Ancram, NY 12502**

**Parcel ID# 205.-1-19.111**

Elizabeth Demetriades represented Mr. Farr and presented the project to the Board. The tax parcels were administratively joined outside of the jurisdiction of the planning board. The Farr's would like to construct a home, therefore a portion of the parcel will be subdivided into a ... acre parcel to include the old farmhouse. The remaining 40 acres will retain the barns and the Farr's home.

A small barn will need to be removed as it is located too close to the proposed lot line. The Farr's plan to remove it during the construction of the home.

Mr. Crocco suggested it might be removed upon the transfer of ownership.

The Chair stated that the removal of the barn may be a condition of receiving a CO.

Ms. Robertson asked if the setback had been verified.

Ms. Demetriades stated that the setbacks had been verified.

Ms. Davidsen asked if the well was located too close to the property line.

Ms. Robertson stated that the well looked like it was preexisting.

Mr. Crocco asked where the septic was.

Mr. Boyles stated it had a preexisting septic.

The Chair opened the public hearing.

Mr. Dennis McGuckin, an adjoining neighbor questioned if the deed restrictions could be upheld by the Planning Board.

The Chair stated that the Planning Board had no jurisdictional enforcement over developer deed restriction.

Terry Boyles made a motion to close the public hearing, Erin Robertson seconded the motion and all approved. Terry Boyles made a motion to enter a Negative Declaration to the SEQRA and all members in attendance approved. Finally, Erin Robertson made a motion to approve the two lot subdivision with the following condition:

The barn on the property lone must be removed prior to the issuance of a CO. All members in attendance approved and the motions all carried.

### **James Wright- Old Tone Music Festival Special Use Permit**

Mr. Wright did not attend the meeting, therefore discussion on the application was informal and limited. A few points were made regarding the permit:

1. How are the #'s of attendees determined, are they selling ticket?
2. Alcohol?
3. Fire separation between vendors and tents
4. County Mass gathering regulations
5. Site map with all aspects by showing roads, stands (vendors), stages, porta-potties, electric, water, etc.

### **ADDITIONAL BUSINESS**

None.

A motion to adjourn was made at 7:35 PM by Terry Boyles and seconded by Erin Robertson. The board members unanimously agreed.

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Respectfully Submitted  
Colleen Lutz  
Planning Clerk, Town of Ancram

