

**ANCRAM PLANNING BOARD
MEETING MINUTES
September 1st, 2016**

Board Members Present: Terry Boyles, Bob Roche, Colleen Lutz (clerk), John Ingram (Chair), Palmer Irving (alt), Erin Robertson, James Stickles, Dennis Sigler, Erin Robertson

Board Member(s) Absent: Ann Rader (alt)

Additional Present: Dan Russell, Maria Luisa Jaidi, Eric and Lorraine Weiner

On September 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 Erin Robertson to accept the minutes. The motion was seconded by Bob Roche and the board unanimously voted in favor to accept the minutes.

The Chair stated that the Lorrie Snyder public hearing will be postponed to the October 4th, 2016 meeting due to a clerical error.

Agenda Items:

NEW BUSINESS

**Maria-Lusia Estrella Jaidi
Special Use Permit
3438 State Route 82
Ancramdale, NY 12503
Parcel ID:**

Ms. Jaidi presented her Special Use permit plan to the Board. She wishes to rent her property out as an event venue to generate income.

The Chair asked how often would events be planned?

Ms. Jaidi stated she would like to have one per weekend. She also stated that she would like to cap the number of people at 150 people.

Mr. Crocco asked if she planned to rent out the house.

Ms. Jaidi stated not at this time. She stated she was interested in starting out renting the grounds only. She would like to encourage using local catering and florists and local

lodging. She stated that she plans to rent sanitary facilities. If needed, she will dig a well to help supply water for the venue.

Mr. Crocco asked where she planned the parking to be.

Ms. Jaidi stated that she hoped to use local lodging and have bussing to the location from the area hotels.

The Chair stated that might become cost prohibited.

Mr. Crocco expressed concern about fire apparatus access if parking is not well planned out.

The Chair agreed and stated that the traffic needs to flow to and from the site safely.

Ms. Jaidi stated that she could use the large horse fields for parking.

Mr. Crocco asked about the occupancy totals. He stated that she had calculations for over 150 people.

The Chair stated that the site plan maps must show where the parking and bathrooms are. He also stated that she must amend the calculations to fit only 150 people as that is what the permit is being requested for. The Chair explained that hours of operation and advertisement will be included in the permit.

Ms. Jaidi stated that she expected that the end time of the events should be 10:00 pm.

The Chair stated that he would like to set up an escrow account of \$1000.00 for Nan and John Lyons to review the application.

Mr. Stickles asked why other individuals in the town are doing this and not being forced to get a Special Use Permit.

The Chair stated that perhaps they had started this enterprise after the new zoning laws had been placed in effect.

Millerhurst Farm Corporation
3201 State Rt. 82
Ancramdale, NY 12503
Parcel # 214.-1-25.11
3 lot Subdivision

James Miller and Dan Russel (Crawford and Associates) presented a three lot subdivision to the Board. He stated that the parcel was originally subdivided and approved in 1989. Unfortunately, the maps were never filed with the county. The owners would like to re-apply and keep the original proposed locations.

The Chair stated that they would need a perk and driveway permit for the three acre parcel.

Mr. Russell agreed and stated that he would forward them long to the Board.

A motion was made by Terry Boyles to accept the sketch plan as proposed. Dennis Sigler seconded the motion. The Board unanimously agreed.

A motion was made by James Stickle to declare the town of Ancram lead agency. The motion was seconded by Terry Boyles and the Board unanimously agreed.

The Chair stated that a public hearing will be scheduled for October 6th, 2016.

A motion to adjourn was made at 7:40 PM by Terry Boyles and seconded by James Stickles. All were in favor.

Respectfully Submitted
Colleen Lutz
Planning Clerk, Town of Ancram