

**Ancram Zoning Board of Appeals  
January 29th, 2018 7:00PM  
Meeting Minutes**

Board Members Present: Steve Olyha (Chair), William Lutz, Fred Schneeberger, Ron Brant, and Sharon Cleveland (Alt)

Board Members Absent: Sheldon Waldorf,  
Others Present: Don Nienas (Applicant Resident) and Chris

Clerk: John Hoffman

Chair Olyha opened the meeting at 7:00PM.

The meeting minutes from the previous meeting, on November 13th, 2017, of the Zoning Board of Appeals were reviewed. Ron Brandt made a motion to approve the minutes. Fred Schneeberger seconded the motion. Steve Olyha and Sharon Cleveland abstained. Motion carried.

**Conflicts:**

The Chair, Steve Olyha, will abstain from voting on the Nienas application to avoid any semblance of impropriety. There are no additional conflicts.

**Correspondence:**

John Hoffman emailed ZBA members with online trainings. Colleen Lutz will hold a training on February 10th from 6-8 PM.

**Old Business:** None

**New Business**

**Don Nienas**

23 Lake Shore Drive, Ancram, NY

197.3-1-40

Application for Area Variance from 100' setback required from a waterbody.

Steve Olyha administered the oath to Don Nienas and Chris

The applicants submitted a building permit for a screened in porch. Because the proposed porche is within 100' of a waterbody the permit was denied. Then the Building Inspector, Edwrđ Ferratto, referred the matter to the ZBA for an an area variance from the setback requirements. Applicants state that the area of the proposed screened in porch is currently a "blue stone patio." The proposed porch will not further encroach. Further, the building and the proposed porch are in keeping with the character of the area. Bill Lutz inquired about the runoff and the porch should not have a significant impact as the patio is currently impervious. The septic is on the

other side of the building. The proposed porch will not be heated and will function as a “three season room.”

Ron Brandt motioned to declare the ZBA the lead agency for environmental review. Will Lutz seconded the motion. All in favor motion carried.

Ron Brandt motioned to refer the matter to the PB for their review. Will Lutz seconded. All in favor motion carried.

Ron Brandt motioned to set the public hearing for Monday, February 26, 2018. Will Lutz seconded. All in favor motion carried.

Will Lutz motioned to adjourn the meeting at 7:15 PM. Fred Schneeberger seconded the motion. All in favor motion passed.

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Respectfully Submitted,  
John Hoffman  
Secretary Town of Ancram ZBA