

Ancram Zoning Board of Appeals
October 18th, 2016 7:00PM
Meeting Minutes

Board Members Present: Sue Bassin, Shelt Waldorf, Fred Schneeberger, Ronald Brant (alt), Chair Bonnie Hundt

Board Members Absent: William Lutz

Clerk: Colleen Lutz

Others Present: Patrick Hackett PE, John Allee, Lisa Coons, Terri Goetz

Chair Hundt opened the meeting at 7:05pm.

The meeting minutes from the previous meeting were reviewed. Sue Bassin suggested a grammatical change on page 3 under additional business. The change was noted and Fred Schneeberger made a motion to accept the minutes as amended. Sue Bassin seconded the motion and the remaining members unanimously voted to accept them.

New Business

Terry Goetz-Vaccaro
54 Carson Road
Millerton, NY 12546
(Town of Ancram)
SBL:221.-1-61.1

The Chair confirmed the location of the parcel and stated that it was located in the AG zoning district. She asked if any of the Board members had a reason to recuse themselves from the application.

No members recused themselves at this time.

Mr. Allee and Mr. Hackett approached the Board and went over the maps explaining that they would be demolishing an existing area of the house and adding a new addition. Currently, the structure is 32'11" from the DEC classified stream. The new addition will improve the setback to 42'4", however they are within the 100FT buffer of the waterbody. They stated that they are moving the septic from within the buffer to the other side of the house, which will remove it from the stream buffer zone. The old tank will be filled as opposed to removing it, as to minimize disturbance near the stream.

Mr. Hackett stated that currently there is a manicured lawn on site a drilled well and mature trees. He stated that a cherry tree will need to be removed to accommodate the new septic tank.

Mr. Allee stated that they had submitted an application to the DEC and New York Natural Heritage Program due to the rare plant/animal indication on the state maps.

Mr. Schneeberger asked if they were moving both a septic and leach field.

Mr. Hackett and Mr. Allee both stated yes.

Mr. Hackett stated that he was waiting for the CC DOH approval and would forward that to the ZBA as soon as he received it.

Mr. Brant stated that the stream can get quite large, especially during the spring and rain events.

Ms. Goetz concurred.

Ms. Hundt stated she would like to see what the DEC recommends. She stated that the next step would be to refer the application to the planning board for recommendation. She stated that they will be meeting November 3rd and suggested the applicants go so that they can answer any questions that may come up. She stated that the ZBA public hearing can be scheduled after that.

The Applicants and the board agreed upon Thursday November 10th, 2016 at 7:30pm for the ZBA public Hearing.

The Clerk stated that she would place and notice in the Columbia Paper and Registered Star and notify the abutting property owners.

OLD BUSINESS

Werner

The Chair asked if there was any contact from Mr. Werner.

The Clerk stated that there had been no contact.

The Board decided that Mr. Werner should reapply due to the length of time that had elapsed.

OTHER

The Chair stated that she had gone to training and found it quite useful. She stated that there was another training on October 24th, 2016 at Columbia Greene. She suggested that members should go.

Ms. Bassin asked if there could be a memo to the Town Board requesting that an alternate be appointed to vote on an application in the event of an absence. Mr. Schneeberger stated that he agreed. If someone is sick, it could end up penalizing the applicant.

Mr. Waldorf stated that he had not experienced any problems with people choosing to be absent as a way not to vote on an application.

REAPPOINTMENTS

Ms. Bassin's term is up.

The Chair asked Ms. Bassin if she would like to be reappointed.

Ms. Bassin stated that she was unsure at this time.

The Chair suggested that perhaps Mr. Brant (alternate) could take her place and Ms. Bassin could become the alternate. That way Ms. Bassin could still be active, but it would be less of a commitment.

At 7:40 PM a motion was made by Shelt Waldorf to adjourn the meeting. The motion was seconded by Sue Bassin and the Board unanimously agreed.

Respectfully Submitted
Colleen Lutz
Secretary Town of Ancram ZBA