

Ancram Zoning Board of Appeals
January 16th, 2017 7:00PM
Meeting Minutes

Board Members Present: Shelt Waldorf, Fred Schneeberger, Chair Bonnie Hundt, Ron Brant, and William Lutz

Board Members Absent: Sue Bassin (alt)

Clerk: Colleen Lutz

Others Present: Richard Lanka, Michael Gershon

Chair Hundt opened the meeting at 7:00pm.

The meeting minutes from the previous meeting were reviewed. Mr. Brant stated that his name was spelled without the “d”. The previous minutes were corrected. Shelt Waldorf made a motion to approve the minutes with the amendments as noted. William Lutz seconded the motion and all were in favor.

The Chair congratulated Mr. Brant on his acceptance as a full time member of the Board.

Old Business

Michael Gerson-Area Variance

143 Carson Road

Millerton NY, 12546

SBL 225.-1-7

The Chair continued the public hearing. No additional members of the public were in attendance. She asked if any members need to recuse themselves. There were no recusals.

The Chair affirmed that there were no recusals. She stated that they need a 10 ft. 6 inch variance.

The Chair made a motion to close the public hearing, Fred Schneeberger seconded the motion and all were in favor.

The Board reviewed the 5 conditions of granting a variance, the following questions were answered:

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: **No**
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: **No**
3. Whether the requested variance is substantial: **No**
4. Would the variance have an adverse impact on the physical

or environmental conditions in the neighborhood: **No**

5. Whether the alleged difficulty was self-created: Yes **X**

Reasons: **The addition is not necessary to the overall function of the accessory structure**

The Chair made a motion to approve the variance as presented, with no additional conditions. The motion was seconded by Ronald Brant. The following roll call vote was issued:

Shelt Waldorf- Aye
Bonnie Hundt- Aye
Fred Schneeberger- Aye
Ron Brant- Aye
William Lutz- Aye

The Chair advised the applicant that they still need to obtain a building permit.

At 7:10 PM a motion was made by Shelt Waldorf to adjourn the meeting. The motion was seconded by Fred Schneeberger and the Board unanimously agreed.

Respectfully Submitted
Colleen Lutz
Secretary Town of Ancram ZBA