

**Ancram Zoning Board of Appeals
June 28th, 2018 7:00PM
Meeting Minutes**

Board Members Present:

Steve Olyha (Chair), Ron Brant, Fred Schneeberger, Sheldon Waldorf, William Lutz, Sharon Cleveland (Alt)

Board Members Absent:

Robert Horowitz (Alt)

Others Present:

James Adams, (resident applicant), James F. Adams (resident applicant) Sylvia Adams (resident applicant), Choral Eddie (resident)

Clerk: John Hoffman

Chair Olyha opened the meeting at 7:00PM.

The meeting minutes from the previous meeting, on February 26th, 2018, of the Zoning Board of Appeals were reviewed. Fred Schneeberger motioned to approve the February 26, 2018 meeting minutes. Will Lutz seconded the motion. All in favor, motion passes.

Conflicts:

The chair asked if there were any conflicts. There were none.

Correspondence: the ZBA received a letter from Hillrock Distillery, the leasee of the property, in support of the variance application.

Old Business: None

New Business:

James Adams

Application for Area Variance
Four Corners Road
197-1-26

Chair Olyha administered the oath to James Adams the applicant.

James Adams has been a resident of Ancram since 2005. In 2014 he purchased approximately 50 acres of the Sommerhoff farm when it was subdivided.

The property is bordered by Four Corners Road on the West, A rail-bed on the South, Long Lake Road on the North, and Lake Shore Drive on the East. The field is located in the Agricultural

District and is currently used for agricultural with 35 tillable acres, which are leased to Hillrock Distillery, who support the variance application. There are no existing structures on the property. The proposed equipment structure would be approximately 24 feet by 40 feet. Edward Ferratto, the Town of Ancram Building Inspector determined that the applicable setback was 10 percent of the building footprint plus the required 50 feet from road for a total setback requirement of 146 feet. This requirement would place the structure further into the field, which would reduce the tillable land and encroach on the existing agricultural operations on the property. Further, the required location would make the structure more viable from the existing homes and from Four Corners Road. Therefore, the applicant seeks an area variance from the required setback.

Choral Eddie surveyed neighbors and she said that many enjoyed the field and the beautiful red clover. The majority of the neighbors supported the variance application as it was practical and in sync with the neighborhood. However, when asked if everyone she talked to supported the application she said that Helen may object but that she had not spoken with Helen.

Because the field is essentially at the same level as the Lake Shore Drive no culvert will be needed for the entrance to the new structure.

The Board said that the next step was for the applicant to provide a Site plan and survey. Once they were obtained the date for public hearing would be set and the application would be sent to the Planning Board for review and comment. The applicant said that he had already been in contact with a surveyor.

William Lutz motioned to declare the Ancram Zoning Board of Appeals the Lead Agency for the Environmental Review. Steve Olyha seconded the motion. All in favor, motion passes.

Steve Olyha addressed the need for the Zoning Board to elect a Vice Chair. Will Lutz nominated Fred Schneeberger as Vice Chair of the Town of Ancram Zoning Board of Appeals. Shelt seconded the motion. All in favor, motion passes.

Sheldon Waldorf motioned to adjourn the meeting at 7:15 PM. Ron Brant seconded the motion. All in favor motion passed.

Respectfully Submitted,
John Hoffman
Secretary Town of Ancram ZBA

Exhibit A

TOWN OF ANCRAM
PLANNING BOARD
1416 County Route 7
Ancram, NY 12502

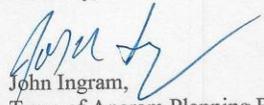
February 3, 2018

Dear Steve Olyha and Zoning Board of Appeals members,

Our review of the Don Nienas and Chris Kissel application for an Area Variance, as referred to us from the Zoning Board of Appeals, included Abbreviated Site Plan Review. During the review we noted two considerations. First, we noted that a DEC permit may be required during construction and/or for the potential stormwater discharge into the lake. Further, we believe that even in the absence of a required permit applicants should employ a silt fence, or other temporary mitigation strategy, during construction, to reduce the impact on the lake. Second, we contemplated whether a rain garden or other stormwater retention system would be feasible for the property since the water from the roof will be collected with gutters and/or down spouts and channeled rather than allowed to run-off the blue stone (from a larger area), as it currently does. Following our meeting John Hoffman, the clerk for the Planning Board spoke with Don Nienas, via phone, on Saturday, February 3, 2018, and sent an email to the applicants summarizing our meeting and what applicants could do to address the our recommendations.

Therefore, it is our recommendation that the Zoning Board of Appeals approve the application for an area variance, which may be subject to a DEC permit. Further, we recommend the ZBA require applicants to utilize a silt fence, or other temporary mitigation strategy, during construction, to reduce the impact on the lake. Further, we recommend the ZBA recommend or require a rain garden or other stormwater retention system, provided such a recommendation or requirement is permissible by law.

Sincerely,



John Ingram,
Town of Ancram Planning Board