

**Ancram Zoning Board of Appeals
October 9th, 2018 7:00PM
Meeting Minutes**

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

Board Members Absent: Robert Horwitz (Alt)

Others Present: Don Duksa (Applicant Resident)

Clerk: John Hoffman

Chair Olyha opened the meeting at 7:00PM.

The meeting minutes from the previous meeting, on August 30th, 2018 had not been completed due to the volume of public comment.

Correspondence: None

Conflicts:

The Chair, Steve Olyha asked if there were any conflicts Fred Schneeberger disclosed that he was friendly with the applicant but it would not impact his decision-making. Will Lutz had served the applicant as a bartender but it would not impact his decision-making.

Old Business: None

New Business

Don Duksa

Area Variance

1030 County Route 27A

197.-1-2.12

Steve Olyha administered the oath to Don Duksa

The applicant plans to construct a 160x 50 barn for hay storage. The proposed setback is 20 or 25 feet from the rear lot line. If he is required to put it much further into the field there is a drop and it would be costly to bring in gravel for a longer road and to grade the property. The applicant seeks a variance because Edward Ferratto determined that due to the presence of residences on adjoining parcels the 10 percent of the building's square footage must be added (Note 12 pg. 43 Ancram Zoning) The applicant does not plan to have electric in the barn. This is clearly an agricultural use.

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

Steve Olyha motioned to set the public hearing for Friday, November, 2, 2018 at 7:00PM. Will Lutz seconded. All in favor motion carried.

Ron Brant motioned to adjourn the meeting. Sheldon Waldorf seconded the motion. All in favor motion passed.

Respectfully Submitted,
John Hoffman
Secretary Town of Ancram ZBA

Exhibit A

-----Original Message-----

From: "m davis" <gemstarr05@hotmail.com>

Sent: Saturday, November 11, 2017 2:48pm

To: "planningboard@townofancram.org" <planningboard@townofancram.org>

Subject: Re: variance for 18 Long Lake Rd

On 11/11/2017 12:18 PM, planningboard@townofancram.org wrote:

I don't understand why a variance of any size is required **to be granted**. If the petitioner wishes to build closer to the lake I think they should NOT be granted ANY variance. The proposed additions will already affect the character of the neighborhood as they will make the house much larger than most of those in the neighborhood; adding a pool will way "out class" the neighborhood. It will most certainly change our tax assessments.