

**Ancram Zoning Board of Appeals  
January 27th, 2020 7:00PM  
Meeting Minutes**

Board Members Present: Steve Olyha (Chair), Fred Schneeberger, Sheldon Waldorf, Ron Brant, William Lutz, Robert Horwitz (alt),

Board Members Absent: Sharon Cleveland (alt)

Others Present: None

Clerk: John Hoffman

Chair Olyha opened the meeting at 7:00PM.

The meeting minutes from the previous meeting, on May 6th, 2019, of the Zoning Board of Appeals were reviewed. Fred Schneeberger motioned to approve the minutes. Sheldon Waldorf seconded the motion. All in favor, motion carried.

**Correspondence:**

John Hoffman reminded people about upcoming trainings.

**Conflicts:**

The Chair, Steve Olyha, has a conflict; as a result, Fred Schneeberger will chair during Steve Olyha's application.

**Old Business:** None

**New Business:**

**Steve Olyha  
Area Variance  
31 Lake Shore Drive  
197.3-1-42**

The applicant became a fulltime resident of Ancram in September 2019 and his wife is becoming a fulltime resident in June of this year. The applicant had previously demolished a residence and combined lots. He is seeking an area variance for the purpose of building a garage. The garage will be approximately 642 square feet. He met with the DEC this morning. If this was new construction he would have been limited to an envelop of 400 square feet. However, because they were able to locate the foundation so the aforementioned restriction does not apply. The applicant stated that he expected to obtain the permit in 2 or 3 weeks. The garage plans include upstairs storage and will connect to the applicants existing 500 gallon septic tank.

The board requested the exact distance of the setback being requested.

Ron Brant motioned to designate the Ancram ZBA as the lead agency for the purpose of environmental review. The motion was seconded by Sheldon Waldorf. All in favor, motion carried.

Ron Brant motioned to send the refer the application to the Town of Ancram Planning Board. The motion was seconded by Sheldon Waldorf. All in favor, motion carried.

Sheldon Waldorf motioned to schedule the public hearing on the application for February 24th, 2020 at 7PM at the Town of Ancram Town Hall. The motion was seconded by Ron Brant. All in favor, motion carried.

Will Lutz motioned to adjourn. The motion was seconded by Ron Brant. All in favor, motion carried.

Respectfully Submitted,

John Hoffman

Secretary Town of Ancram ZBA

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