

**Ancram Zoning Board of Appeals  
October 3, 2022 7:30PM  
In Person and Via Zoom**

Board Members Present: Steve Olyha (Chair), Fred Schneeberger, William Lutz, Sharon Cleveland, Rob Horwitz (Alt Zoom), Carol Falcetti (Alt)

Board Members Absent: Ron Brant

Clerk: J Hoffman

Chair Olyha opened the meeting at 7:30PM.

The meeting minutes from the previous meeting, on June 6th, 2022, of the Zoning Board of Appeals were reviewed. William Lutz motioned to approve the minutes. Fred Schneeberger seconded the motion. All in favor, motion carried.

**Correspondence:**

Steve Olyha will set-up up the new meeting screen and host a training from one of the trainings available online on October 17, 2022 at 6:30PM-8:00. J. Hoffman is discussing a training with Nan Stolzenberg in December.

**Conflicts:**

The Chair, Steve Olyha, asked if there were any conflicts. He will recuse himself from the Schepart Application.

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**New Business:**

**Schepart**  
**Area Variance**  
**197.-1-19**  
**35 Long Lake Road**

Fred Schneeberger, the Acting Chair of the Zoning Board of Appeal, read the oath to the Applicant Alexander Schepart.

The Applicant currently resides at his residence at 35 Long Lake Road. He plans to place a pre-built, 12' x 20' shed on his property. He was informed by the Zoning Enforcement Officer, Ed Ferratto, that he would need a variance from the Zoning Board of Appeals because he plans to place the shed within the side yard setback. The location of the wellhead and the lot size prevent him from placing the shed in another location or orienting it in a different manner. Some of the existing black locust trees will need to be removed.

Carol Falcetti asked if the property was abutting #17.  
The Applicant responded that the trees are #35.

The proposed orientation will have the door facing the septic and one on the side.

Will Lutz motioned to declare the Zoning Board of Appeals the Lead Agency for the purposes of environmental review. The motion was seconded by Fred Schneeberger. All in favor, motion carries.

Will Lutz motioned to refer the matter to the Town of Ancram Planning Board and schedule the application for a Public Hearing on Monday, October 24, 2022 at 7:30PM. The motion was seconded by Sharon Cleveland. All in favor, motion carries.

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

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Respectfully Submitted,  
J Hoffman  
Clerk Town of Ancram Planning and Zoning Department

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