

**Ancram Zoning Board of Appeals**

**April 24, 2023**

**In Person and Via Zoom**

**Watch Meeting Online:**

<https://www.youtube.com/watch?v=YHtLMfr0uB4>

Board Members Present: Steve Olyha (Chair), Fred Schneeberger, Ron Brant, William Lutz, Sharon Cleveland, Carol Falcetti (Alt)

Board Members Absent: Rob Horwitz (Alt)

Clerk: J Hoffman

Chair Olyha opened the meeting at 7:00 PM.

The meeting minutes from the previous meeting, on November 21, 2022, of the Zoning Board of Appeals were reviewed. Sharon Cleveland noted that the minutes identified her as an alternate. Fred Schneeberger motioned to approve the minutes as corrected. William Lutz seconded the motion. All in favor, motion carried.

**Correspondence:**

The training, which was previously scheduled for May 4, 2023 would be rescheduled to involve George Schmitt. The Zoning Board of Appeals may be scheduled for May 22, 2023 or June 1, 2023.

**Conflicts:**

The Chair, Steve Olyha, asked if there were any conflicts. William Lutz disclosed that his boss was a property owner within 500 feet. However that will not impair his judgement. Sharon Cleveland disclosed she is a neighbor and friend and will recuse herself from the Arnao Application.

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**New Business:**

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**Arnao**

**Area Variance**

**215.-1-31.2**

**135 Overmountain Road**

Steve Olyha, the Chair of the Zoning Board of Appeals, outlined the process of the Area Variance process.

Doug Larson, Patrick Arnao, and Karen Arnao appeared on behalf of the Applicants.

Steve Olyha read the oath to the Applicants.

Doug Larson stated that the Applicants had approached him several months ago about their old schoolhouse on Overmountain Road. The schoolhouse is currently one room. They would like a two-story addition with one bedroom and to keep the existing roofline. They have provided some sketches and are seeking the area variance because the house and lot are prior non-conforming.

Doug Larson presented the sketches to the Board.

The Board discussed the existing septic. The Applicant represented they had a diagram from Floods and that number of bedrooms was not changing.

The Board discussed whether the Applicant planned on using gutters or other stormwater mitigation methods.

Doug Larson discussed the possibility of adjusting the footprint of the proposed addition.

William Lutz stated he believed there was some adjustments on the footprint, which could be made without further encroaching into the setback.

The Applicant will return with some additional changes and will provide any modifications to the Board prior to the next meeting.

Fred Schneeberger motioned to declare the Application complete. The motion was seconded by William Lutz. All in favor, motion carries.

Steve Olyha motioned to declare the Zoning Board of Appeals the Lead Agency for the purposes of environmental review. The motion was seconded by William Lutz. 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, May 22, 2023 at 7:00PM. The motion was seconded by Fred Schneeberger. All in favor, motion carries.

### **Reorganization:**

The Ancram Town Board has set the Zoning Board of Appeals meeting dates as the fourth Monday of each month.

William Lutz motioned to set the Zoning Board of Appeal meetings date as the fourth Monday of each month. The motion was seconded by Sharon Cleveland. All in favor, motion carries.

Ron Brant motioned to designate Steve Olyha as the Chair of the Zoning Board of Appeals. The motion was seconded by William Lutz. All in favor, motion carries.

William Lutz motioned to designate Fred Schneeberger as the Vice Chair of the Zoning Board of Appeals. The motion was seconded by Ron Brant. All in favor, motion carries.

**Discussion:**

An email was sent out with the existing forms. This is part of the ongoing efforts to review and improve the Zoning process in the Town of Ancram. Boardmembers should review the existing forms and send any comments.

Steve Olyha had received an inquiry from the Zoning Enforcement Officer regarding additional setback requirements for certain Agricultural uses. Steve Olyha had discussed this with Nan Stolzenberg and Hugh Clark. They believed the requirement was only applied to certain agricultural uses in the Agricultural District, where there is a residence on the adjoining property. The Zoning Review Committee will look at clarifying the definitions.

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Ron Brant motioned to adjourn. The motion was seconded by William 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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