

**Ancram Zoning Board of Appeals
August 28, 2023**

In Person and Via Zoom

Watch Meeting Online:

https://www.youtube.com/watch?v=Ln0pn5_8XXM

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

Board Members Absent:

Clerk: J Hoffman

Chair Olyha opened the meeting at 7:05 PM.

The meeting minutes from the previous meeting, on July 24, 2023, of the Zoning Board of Appeals were reviewed. Fred Schneeberger motioned to approve the minutes. William Lutz seconded the motion. All in favor, motion carried.

Correspondence:

There was a memo from Nan Stolzenberg regarding the Dawning Farm application.

Conflicts:

The Chair, Steve Olyha, asked if there were any conflicts, there were none.

Old Business:

Dawning Farm LLC (Jenna Mack)

Area Variance

196.-1-5.112 and 196.-1-48

1095 County Route 27A

Steve Olyha outlined the process.

Steve Olyha opened the public hearing.

A member of the public had received a mailing and asked questions about the nature of the application.

Ron Brant motioned to close the public hearing. The motion was seconded by William Lutz. All in favor motion carries.

The Chair read the oath to the Applicants.

Steve Olyha and the Applicants discussed the 25 foot undisturbed vegetative buffer, which was not present on the map.

Steve Olyha asked about the slope of the driveway grade at the road and the first 25 feet from the road.

The grade is evidenced in the driveway profile.

Steve Olyha asked about the construction of the driveway and whether the center of the driveway would be grass.

According to the Applicant, the entire length of the driveway will be based, geotextile, rip raff, and processed gravel. The center will likely be a mix of sand and gravel which will eventually become grass.

Fred Schneeberger stated that the same thing was done at Camp Pontiac.

William Lutz asked about the turnout.

Carl Falcetti said if the Applicant can demonstrate that it will be ok for emergency access it should be ok.

Carol Falcetti asked about the swales on the driveway.

William Lutz discussed the weight of precedence.

Carol Falcetti stated the potential to make this as precedence made it difficult.

The Applicant responded that this route was currently used by farm vehicles.

William Lutz stated that there are different standards for farm lanes used by farm vehicles and driveways.

Steve Olyha stated that due to the noise from the Planning Board and Fire Chief it could be referred back to the Planning Board or that an escrow could be collected to employ the Town Engineer to review the project during construction.

Sharon Cleveland discussed the potential impact on wetlands and waterbodies.

Ron Brant continued that the kinds of rains have changed.

Fred Schneeberger stated that he does not believe that a federal case should be made out of everything that they are supposed to be user friendly to help people get what they want. He continued that this town is starting to be if you go before the Planning Board that chances are it

will be a six-month ordeal that will cost you a fortune and that he doesn't believe that should be how it is done.

Steve Olyha stated that it sounded like the Board needed additional time to discuss so he suggested closing this portion of the meeting and that the Board would return to the matter. He also stated that the maps needed to be updated to reflect the buffer.

The matter will be discussed at the following meeting on September 18, 2023.

New Business:

O & G Industries

Appeal of Town Zoning Enforcement Officer

208.-1.14.100 & 207.-1-24

State Route 22

Steve Olyha provided the Board with an update regarding his conversations with John Lyons.

Ron Brant motioned to accept the Notice of Appeal and Appeal of O & G Industries. The motion was seconded by William Lutz. All in favor motion carries.

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

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