

Ancram Zoning Board of Appeals

April 29, 2024

In Person and Via Zoom

Watch Meeting Online:

<https://www.youtube.com/watch?v=-EM9IrI64fM&t=1513s>

Board Members Present:, Steve Olyha, William Lutz, Sharon Cleveland, Ron Brant, Carol Falcetti (Alt), Jim Stickle (Alt)

Board Members Absent: Fred Schneeberger

Board Members Present on Zoom:

Others Present: None

Clerk: J Hoffman

Steve Olyha called the meeting to order at 7:00 PM.

Minutes:

William Lutz motioned to accept the minutes from March 25, 2024 with Carol Falcetti's corrections. The motion was seconded by Sharon Cleveland. All in favor, motion carried.

The Clerk will work with Carol Falcetti to get her corrections

Correspondence: The Clerk apologized for the problems with the email server and stated that if the matter was pressing to contact them multiple times. The Clerk reminded the Board of the May 2 training with Nan. The training will be in person and they are working with the Tech Committee to have it streamed on Zoom and recorded. The Clerk is also using dropbox. The Chair mentioned that he been working on updating the website. The Clerk stated they are working with one other Applicant, who will likely be at the next meeting.

Conflicts:

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

Old Business:

Block

Area Variance

213.-1-20

324 Poole Hill Road

Kris Schmitt appeared on behalf of the Applicants. The Applicants are proposing installing a Gunitite pool within the Town of Ancram 150-foot setback. Therefore, they are seeking a 76 foot Area Variance. They have corresponded with the DEC and Army Corps of Engineers and their

proposal is outside of the DEC and NWI wetlands and of the DEC wetland buffer. The proposed pool s only within the Town of Ancram buffer. They have checked the Town of Ancram Significant habitat map and they are within a disturbed area.

Alternate Carol Falcetti stated that there were two wetland boundaries the DEC wetland boundary, which was on the far side of the pond and the NWI wetland boundary that included the pond. Then the Town of Ancram buffer was 150' feet from the [eastern] edge of the pond.

The Applicant stated that there was not a buffer associated with the pond.

Carol Falcetti clarified that there was a Town of Ancram buffer.

He then clarified from the NWI or regulated by the Army Corps of Engineers.

The Applicant stated they had worked with Ed and he determined the 25 foot undisturbed vegetative buffer was not required.

Second Alternate Jim Stickle, who stated he had lived on the property, stated around the pond was grass and it is elevated from the swamp.

Carol Falcetti stated there was an outlet she had stepped in it. She did not know if the outlet was permanent or ephemeral.

Will Lutz asked if there was a backwash product that comes out.

Mr. Schmitt replied that the filter was for circulation.

The Applicant stated that they would not be emptying water out.

Carol Falcetti asked if the pool would never be emptied out.

Applicant stated that it would be lowered at the end of the season but the salinity was similar to sweat.

Carol Falcetti asked about whether solar energy would be used and about energy efficiency.

The Applicant stated that solar panels would not be used, there would be some passive heating, and these are more energy efficient than in the past.

The Chair Steve Olyha stated the Board would choose a date for the next meeting and hold Public Hearing on that date.

He stated the Board would make a decision following the Public Hearing.

NEW BUSINESS:

Fischler & Rosenblatt

Area Variance

197.3-1-16.2

56 Long Lake Road

The Fislser's are seeking a 136 foot variance from the 150 foot buffer from the National Wetlands Inventory Wetland. They plan to add a second story, keep the existing foundation. The Applicant has corresponded with the DEC and Army Corps of Engineers. Their project will fall outside of the DEC wetlands and the NWI wetlands but within the Town of Ancram Buffer.

Chair Olyha stated that despite the fact the NWI boundary may be incorrect it was still on the map and therefore the Applicant should seek the Area Variance. He continued that by going through the ZBA process now the Applicant would not be delayed if the map was correct.

Carol Falcetti asked for clarification regarding who controlled the map.

The Applicant stated that they had requested a site visit by the DEC.

The Clerk stated the response from the DEC, that it was outside the DEC wetland and therefore no field delineation was required made it easier on the DEC but not on the Applicant.

The Chair summarized the next steps.

The Applicant asked what would happen if they received an update from the DEC or Army Corps..

Chair Olyha stated the Army Corps of Engineers' response should include a different map and should be transmitted but it was unlikely to happen prior to the next ZBA meeting and that is why the ZBA was going through the process.

The Zoning Board of Appeals discussed the date of the next meeting due to the regularly scheduled meeting falling on Memorial Day.

William Lutz motioned schedule the next meeting of the Zoning Board of Appeals for Tuesday, May 28, 2024 at 7pm at the Ancram Town Hall. The motion was seconded by Sharon Cleveland. All in favor, motion carried.

William Lutz motioned to schedule a public hearing on the Block Application for Tuesday, May 28, 2024 at 7:05PM or shortly thereafter. The motion was seconded by Ron Brant. All in favor, motion carried.

Ron Brant motioned to schedule a public hearing on the Fischler Rosenblatt Application for Tuesday, May 28, 2024 at 7:05PM or shortly thereafter. The motion was seconded by William Lutz. All in favor, motion carried.

Ron Brant motioned to adjourn the April 29, 2024 meeting of the Zoning Board of Appeals. The motion was seconded by William Lutz. All in favor, motion carried.
