

TOWN OF ANCRAM ZONING BOARD OF APPEALS

May 18, 2026 at 7:00 PM

Minutes

In Person and Via Zoom

<https://us02web.zoom.us/j/6017878873?pwd=YVA1K0xGejdNdWkzVHRPUmE2cCtUUT09&omn=82810250487>

Board Members Present: Chairman Steve Olyha, Will Lutz, Ron Brant, Sharon Cleveland, Darren Mosher (alternate), Carol Falcetti

Board Members Absent: Jim Stickle (alternate)

Board Members Present on Zoom: none

Others Present:

Chairman Steve Olyha called the meeting to order at 7:05 PM. A quorum was established, Darren Mosher was asked to participate and act as a voting member tonight.

Minutes: The Chair asked if everyone had a chance to review the minutes. There were no additional changes or edits. A motion was made by to accept the previous meetings minutes by Will Lutz. The motion was seconded by Sharon Cleveland. All in favor, motion carried. Carol Falcetti abstained from voting as she was not present at the April 27, 2026 meeting.

Correspondence:

Conflicts: The Chair asked if there were any conflicts, none were brought forth.

Old Business:

Ancram Associates

Area Variance
Long Lake Rd
197.-1-26

A motion was made to open the public hearing by Chairman Olyha, seconded by Will Lutz, and carried.

Chairman Olyha explained the requested variances to the audience.

Michael Delrossi – 5 Lakeshore Drive presented to the board, to hear the full presentation please reference the recording of tonight's meeting available at <https://www.ancramny.org/videos-zoning-board-meetings/>

Don Nienas – posed a question regarding the current use of the barn.

Chairman Olyha explained what has happened with the application thus far and the reason it appears in front of the board this evening.

Sylvia Adams appearing for the application, to hear the full presentation please reference the recording of tonight's meeting available at <https://www.ancramny.org/videos-zoning-board-meetings/>

Ron Brant made a motion to close the public hearing, Carol Falcetti seconded, carried, public hearing closed

Chairman Olyha reviewed the five determining factors regarding the area variance for the barn structure. The Zoning Board determined that granting the variance does outweigh the detriment to the community, the variance is granted.

Chairman Olyha reviewed the five determining factors regarding the area variances for the addition of the lean to. The Zoning Board determined that granting the variance does outweigh the detriment to the community, the variance is granted.

Sylvia and James Adams

Area Variance

60 Long Lake Rd

197.3-1-14

A motion was made to open the public hearing by Chairman Olyha, seconded by Carol Falcetti, and carried.

Chairman Olyha asked for public comment, none was raised. Chairman Olyha asked if any of the board members had any questions. Discussion was had about what pre-existed the new patios, and pergola.

A motion to close the public hearing was made by Ron Brandt, seconded by Carol Falcetti, so carried.

Chairman Olyha reviewed the five determining factors regarding the variance for the pergola. The Zoning Board determined that granting the variance does outweigh the detriment to the community, the variance is granted.

Barbara Goldstein

Area Variance

37 Lake Shore Drive

197.3-1-44

A motion to open the public hearing was made by Will Lutz, seconded by Sharon Cleveland, so carried.

Chairman Olyha asked for public comment, none was raised. There was no comment from the board.

A motion was made to close the public hearing by Sharon Cleveland, seconded Will Lutz, close, so carried.

Chairman Olyha explained the application to the board. Chairman Olyha reviewed the five determining factors regarding the variance for the porch. The Zoning Board determined that granting the variance does outweigh the detriment to the community, the variance is granted.

Discussion:

Jim Stickle raised his concerns regarding the condition that the apartment not be used as a short term rental.

A motion was made to adjourn the meeting by Carol Falcetti, seconded by Ron Brant, so carried.