

TOWN OF ANCRAM ZONING BOARD OF APPEALS

July 27, 2026 at 7:00 PM

Draft 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, Jim Stickle (alternate)

Board Members Absent: Carol Falcetti,

Board Members Present on Zoom: none

Others Present:

Chairman Steve Olyha called the meeting to order at 7:05 PM. A quorum was established.

Minutes: The Chair asked if everyone had a chance to review the June 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.

Correspondence:

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

New Business:

Dennis Sergeychick, AV-26-005

Area Variance
324 Doodletown Road
196.-1-1.120

Requesting an area variance for fence requirement of 4 feet in the front to 6 feet around the perimeter for bear and animal deterrent.

Motion to open for public meeting at the August meeting by Sharon Cleveland, seconded by Ron Brant, carried.

Old Business:

HudVal VCP, LLC- AV-26-004

Area Variance
1391 County Route 7 Ancram
205.1-1-4

Motion to open public hearing made by: Will Lutz, Seconded By: Sharon Cleveland, Motion Carried

Discussion: Set back variance

Continue the public meeting for a month for applicant to clarify setback, application needs to be resubmitted to specify the variance required.

Motion to communicate to applicant that they need an updated application that includes showing removing the addition and updates the area variance request made by Steve Olyha, Seconded by Ron Brant

Ted Weinstein for applicant came on the zoom meeting, Steve Olyha asked for clarification on what addition is going to be removed, impact on setback as building is 6 ft from the property line.

Motion to extend public the public meeting to next months meeting to get clarification on the application made by Will Lutz, seconded by Sharon, Motion carried.

Adams

No response yet from from John Lyons regarding vegetative buffer.

Discussion:

Ed Feratto from the building department requests zoning interpretation regarding short term rental.

-Board needs to go over short- term rental language in the zoning law and accessory dwellings law to determine whether having two short term rentals in a home would be allowable to be discussed at the next meeting. For the full discussion, video available at: <https://www.ancramny.org/videos-zoning-board-of-appeals-meetings/>

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