

TOWN OF ANCRAM ZONING BOARD OF APPEALS

June 22, 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, 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.

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 with the changes under old business 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.

Old Business:

Adams

Motion that if legally possible amend the condition to be “to the extent possible maintain a vegetative buffer to screen the addition of the shed from the lake and the roadway”

Be such to the extent reasonably possible it visually hides the shed addition from the lake side homes

The ZBA will seek the guidance of Grant & Lyons regarding wording and if the condition can be changed.

Will Lutz seconded, carried.

New Business:

HudVal YCP, LLC- AV-26-004

Area Variance

1391 County Route 7 Ancram

Terry Porter appearing for the application. Mr. Porter explained that the variance requested is for the rear yard set-back in order to keep the existing building and legalize the structures. The application is for a 30-foot rear yard setback.

A motion was made to accept the application as complete with the amendment that the specific area variance requested is 30 feet, by Will Lutz, seconded by Ron Brant, carried.

A motion was made to schedule the public hearing was scheduled for July 27th at 7:00pm or shortly thereafter by Carol Falcetti, seconded by Will Lutz, so carried.

Mr. Porter advised that he will be away on July 27th, discussion was had about appearing via Zoom if possible.

Discussion:

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