

TOWN OF ANCRAM ZONING BOARD OF APPEALS

August 24, 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, Sharon Cleveland, Carol Falcetti, Jim Stickle (alternate)

Board Members Absent: Ron Brant,

Board Members Present on Zoom: none

Others Present:

Chairman Steve Olyha called the meeting to order at 7:01 PM. A quorum was established.

Minutes: The Chair asked if everyone had a chance to review the July minutes. July minutes to be rereviewed at September's meeting after revisions

Correspondence: Ed Ferratto Zoning Interpretation request- Steven Olyha- The law states a dwelling unit can have 4 bedrooms with 2 people over 12 and 2 people under 12

-Carol Falcetti- per the STR law doesn't address the difference between a bedroom STR and an STR

-John Lyons- will set up zoom call to discuss his legal opinion about the zoning board turning down STRs.

John Lyons Correspondence regarding HUD Val VCP- Opinion- according to tax records, Hud Val has ownership of this property and no evidence has been provided that this was an illegal sale.

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

New Business:

Old Business:

HudVal VCP, LLC- AV-26-004

Area Variance

1391 County Route 7 Ancram

205.1-1-4

Terry Porter- Architect for HudVal,

Motion to accept the application as Complete by Wil Lutz, seconded by Sharon Cleveland, motion carried.

Motion to open public hearing made by: Carol Falcetti, Seconded By: Sharon Cleveland, motion Carried

Motion to Close public hearing made by Sharon Cleveland, seconded by Will Lutz, motion carried

Discussion:

Steve Olyha- Housing is a problem in Ancram, this will be housing for Ancram.

Area Variance findings and decisions checklist reviewed, 75% area variance being requested

Vote:

Jim aye

Carol aye

Will aye

Sharon aye

Steve Aye

Request for area variance approved with no conditions

Dennis Sergeychick, AV-26-005

Area Variance

324 Doodletown Road

196.-1-1.120

Motion to open public hearing made by: Will Lutz Seconded By: Carol Falcetti , Motion Carried

Motion to close public hearing made by: Sharon Cleveland, seconded by Carol Falcetti

Discussion: Steve Olyha expressed aesthetic concerns about the fence being on the road, and does not see that this would be necessary.

Jim Stickle and Will Lutz noted this type of fence is hard to see

Sharon- Asked if it will cause any viewing issue for neighbors- no

Jim Stickle noted that the property line abuts state land, asked if this would this need to be approved by the state- Steve Olyha stated that this is outside of the Zoning Board's purview.

Carol Falcetti- This fence will not stop a bear.

Jim Stickle noted that storm damage will affect the fence and will not stop bears, also establishing precedent.

Will Lutz noted that adding trees or shrubbery and having the fence further from the road would make it harder to see.

Motion to e-mail applicant what he intends to do as a gate to complete the fence, and how far set back from the road the fence is planned to be made by Carol Falcetti, seconded by Sharon Cleveland.

Adams

No response yet from John Lyons regarding vegetative buffer.

Discussion:

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