

TOWN OF ANCRAM ZONING BOARD OF APPEALS

September 28, 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, Jim Stickle (alternate)

Board Members Absent: None

Board Members Present on Zoom: none

Chairman Steve Olyha called the meeting to order at 7:00 PM. A quorum was established.

Minutes: The Chair asked if everyone had a chance to review the July minutes. There were no additional changes or edits. A motion was made by to accept the August meetings minutes by Will Lutz, the motion was seconded by Carol Falcetti . All in favor, motion carried.

The Chair asked if everyone had a chance to review the August minutes. There were no additional changes or edits. A motion was made by to accept the August meetings minutes by. Carol Falcetti The motion was seconded by Will Lutz, all in favor, motion carried.

Correspondence: Letter from Mark Myers and Mitch Herskowitz 304 Doodletown Road - 6' fence on Doodletown Road- questions about the fence- height, electrification, construction vehicles on property, brush fire concerns, without more information not in favor of the application.

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

Chairman Steve Olyha suggested that the Next two meetings everyone come in starting at 6:00 PM for training October 26 and November 23 irrespective of whether we are having a meeting. If nothing is on the agenda, Board will do one 2 hour session to complete training.

New Business: None

Old Business:

Dennis Sergeychick, AV-26-005

Area Variance

324 Doodletown Road

196.-1-1.120

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

Discussion: David Boice Fire Chief- Has had involvement with this location- Carbon Monoxide alarm issues have occurred with no one present or the resident will not allow entry to the fire department. The electric fence will cause more issues for the fire department and emergency services to make entry if it is needed.

Motion made to close public hearing made by: Ron Brandt seconded by: Carol Falcetti, Motion carried

Discussion- The CEO was asked to look into whether there are open building permits or variances open on the property.

Carol Falcetti asked what the fire department's legal responsibility is if there is a fire, David Boice said they use whatever means necessary to gain entry to the location.

Steve Olyha went through the Area Variance Findings and Decision

Undesirable change to property, all agree that this is a yes

Requested variance is substantial, 50% larger than 4 foot height

Whether variance would have adverse physical or environmental conditions of the neighborhood- yes

Difficulty was self- created- yes

Benefit outweighs detriment to the neighborhood- no- application denied

Discussion:

Ed Ferratto 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 For the full discussion, video available at: <https://www.ancramny.org/videos-zoning-board-of-appeals-meetings/>

The applicant has asked for 2 STRs in one house,

Carol- sees this short- term rental as 2 apartments and a commercial building and would need a commercial SUP and one SUP for the STR

Jim- Residential 3 bedrooms existing and two more bedrooms in the basement, 4 to be rented

Will- understands the premise, doesn't see a problem with it, especially in that location

Ron- feels that it is strange to have 2 rentals, concern about septic noted. - Carol reiterated that the question is whether or not two STRs are allowed.

Steve- It is a premises, which has 4 bedrooms, which means only one short term rental permit is needed

We asked John Lyons, if an applicant meets every criterion for the STR, can we still deny it- His answer was yes- Unser special use permit the use must be in harmony with the neighborhood- if an applicant wants to bring a commercial use into a residential neighborhood, it will change the environment of the neighborhood.

Steve asked that the law be amended to reiterate that the board can turn town the STRs

Carol- The town can do a maximum STR per year and make it a lottery.

A Motion was made for Steve to write a letter stating only one permit is required for this individual by Will Lutz, seconded by Sharon Cleveland

Steve will send letter for Zoning board approval before submitting to Ed

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