

**Ancram Zoning Board of Appeals  
June 8th, 2015 7:00PM  
Meeting Minutes**

Board Members Present: Sue Bassin, Fred Schneeberger, William Lutz Jr., Chair Bonnie Hundt

Board Members Absent: Shelt Waldorf, Ronald Brant (alt)

Clerk: Colleen Lutz

Others Present: Larry and Marie-Claude Stockl, Charles Boyles

Chair Hundt opened the meeting at 7:00pm.

The minutes from the previous meeting were reviewed. A motion was made by Sue Bassin to approve the minutes as written. The motion was seconded by William Lutz and the Board unanimously approved the minutes.

The Chair asked if there was anyone who felt they might need to recuse themselves from the application. None of the membership present felt they needed to recuse.

**Old Business**

Larry and Marie Claude Stockl  
582 Weed Mine Road Ancramdale, NY 12503  
Parcel ID # 198.-1-6.200

The Chair went over the current application again and explained why this was applying for an area variance. She explained that the applicant wishes to convert an existing porch into a mudroom and enlarge it but two feet.

The Chair stated that the planning board had reviewed the application and found no problems with the application or in granting the variance.

The Chair opened the public hearing at 7:02 pm.

Charles Boyles stated that he had no objections to the project.

No other public comments were made; therefore the Chair closed the public hearing.

The Board reviewed the five factors considered when granting a variance:

1. 1. Any change in the character of the locality that might result. *The members all answered no.*
2. A report on alternative methods to achieve what the applicant desires. *Mr. Lutz stated that they might add the footage in a different direction, but highly unlikely. Ms. Bassin stated that they were not adding a new room, just improving what they had already.*

3. The degree of variance sought, what is the minimum variance that would meet the applicant's needs. *The Chair stated that the variance is not considered substantial as it is not intruding on any neighbors.*
4. The effect on the physical and/or environmental conditions existing in the locality. *The Board answered no.*
5. Was the difficulty self-created? *The Board answered yes.*

William Lutz made a motion to approve the variance with no additional conditions. Fred Schneeberger seconded the motion and all were in favor. Shelt Waldorf and Ronald Brant were absent.

The Chair reminded the applicant that he still needed to apply for a building permit from the town.

The applicant acknowledged this and stated he understood.

The Chair asked if there were any additional questions or issues for the Board. None were stated.

William Lutz made a motion to adjourn the meeting at 7:07 PM. The motion was seconded by Fred Schneeberger. The Board unanimously agreed.

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Respectfully Submitted  
Colleen Lutz  
Secretary Town of Ancram ZBA