

Ancram Zoning Board of Appeals
September 11th, 2017 6:00PM
Meeting Minutes

Board Members Present: Bonnie Hundt (Chair) Shelt Waldorf, Fred Schneeberger, Ron Brant, Susan Bassin (Alt) and William Lutz (abstaining)

Board Members Absent: none

Clerk: John Hoffman

Others Present: Dennis Wedlick (architect), Brenda Adams (Columbia County Habitat), Darren Mosher (Crawford & Assoc.), Gary Deitch (resident), Mirroch Morrison (resident), Anne Walwyn-Jones (resident), Seung Suh (resident), Glenda Heermance (resident).

Chair Hundt opened the meeting at 6:20pm.

The meeting minutes from the previous meeting, on April 27th, 2017, of the Zoning Board of Appeals were reviewed. Shelt Waldorf made a motion to approve the minutes. Ron Brandt seconded the motion and all were in favor.

The Chair, Bonnie Hundt, asked the board members if there were any matters on the agenda, which would require the members to abstain; William Lutz will abstain from the Four Partners application for an area variance.

Old Business

None

New Business

Four Partners Land Co.
169 Crest Lane

During subdivision review, before the Planning Board, the Planning Board saw the applicants required an area variance from the Zoning Board of Appeals because their plans included an attached two family home, which is not permitted as of right in the Ancramdale Hamlet Residential District. Therefore, the Planning Board referred the proposed subdivision to the Zoning Board of Appeals for an Area Variance pursuant with the Town of Ancram Land Subdivision Regulations. Applicants seek a variance from the 10 foot side yard setback requirement. The applicant proposed two attached homes, which will have a 0 foot side yard setback. The address is listed as 169 Crest Lane because that is the business address of one of the partners.

Dennis Wedlick and Darren Mosher presented on behalf of the Applicants before the Zoning Board of Appeals. Dennis stated the curb cuts have already been approved. The proposed plans call for a greater setback than the existing structure, which has deteriorated so it must be demolished, and is similar in appearance to the single family

homes in the Ancramdale Hamlet. By attaching the homes it will be 60% cheaper, a savings which is passed on to the Habitat for Humanities families.

Ron Brandt Motioned to open Public hearing. Seconded by Sheldon Waldorf. All in favor.

Public Hearing:

Dennis Wedlick

Responding to Gary Deitch's questions concerning the existing structure and the future residents stated the existing structure was not salvageable. The designs allows the new homes to be affordable for farmworkers. The Four Partners and Dennis are working with Habitat for Humanities. The project also relies and volunteers and the families who will own the homes are required to volunteer with Habitat. By combining the two homes in one structure it will reduce the tax burden on the Habitat families. The application before the Planning Board is a 3 lot subdivision, with 2 homes, and one lot retained by owner. Each home will have 3 beds and 2 bath.

William Lutz, as a member of the public, asked about the plans for the existing well and the possibility of moving the driveway.

Dennis Wedlick said they would look into the possibility of designing the driveway so as to reduce the impact on the neighbor but that the curb cuts had already been approved by the County. Further, he stated that the wells would be capped and he would revise the maps to clearly reflect abandoning and capping.

Fred Schneeberger motioned to close public hearing. Seconded by Sue Bassin. All in Favor.

Sheldon Waldorf motioned to Vote to Grant the Area Variance and to include a strong recommendation to the Planning Board that the driveway angle be addressed and the wells capped. Fred Schneeberger seconded.

FACTORS CONSIDERED:

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes___ No_X__

Reasons:_The proposed structure is consistent with the appearance of the single family homes in the area and affordable housing is consistent with the Comprehensive Plan.

2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: Yes___ No_X__

Reasons: By eliminating setbacks the homes are affordable.

3. Whether the requested variance is substantial: Yes No

Reasons: From 10 feet to 0 feet is a significant decrease based on percentage but the design reduces the aesthetic impact of the requested variance.

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes No

Reasons: The proposed structure represents an improvement over the existing structure and is consistent with the neighborhood and consistent with the Comprehensive Plan.

5. Whether the alleged difficulty was self-created: Yes No

Reasons: Applicants could design two separate structures but due to affordability choose this design.

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

The Benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

Reasons: The Proposed design is consistent with the nature and character of the Ancramdale Hamlet Residential District (AdH-R2) and the variance will keep the project affordable to provide affordable, workforce housing consistent with the Town of Ancram Comprehensive Plan.

The ZBA further finds that a variance of 10 feet on each proposed parcel from Art. IV (B) Table 2 of the Zoning Code is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community because: this variance will achieve a zero side yard on the common side due to the attached nature of the structure and the structure is consistent with the character of the other residences in the Ancramdale Hamlet Residential District.

CONDITIONS: The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: Decision on application received from Columbia County Planning Board.

Adverse impact to be minimized: This requirement is prescribe by law.

RECORD OF VOTE

MEMBER NAME		AYE	NAY
Chair	<u> Bonnie Hundt _____</u>	<u> X </u>	<u> </u>
Member	<u> Ron Brandt _____</u>	<u> X </u>	<u> </u>
Member	<u> Sue Bassin (Alt) _____</u>	<u> X </u>	<u> </u>
Member	<u> Fred Schneeberger _____</u>	<u> X </u>	<u> </u>
Member	<u> Sheldon Walkdorf _____</u>	<u> X </u>	<u> </u>
Member	<u> William Lutz _____</u>	Abstained	

Sheldon Waldorf motioned to set the date for the next meeting
 Oct 10th at 7pm. Fred Schneeberger seconded. All in favor.

Sheldon Waldorf motioned to adjourn. Fred Schneeberger seconded. All in favor.

Respectfully Submitted,
 John Hoffman
 Secretary Town of Ancram ZBA