

**Ancram Zoning Board of Appeals**  
**September 16th, 2014 7:00PM**  
**Meeting Minutes**

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

Board Members Absent: None

Clerk: Colleen Lutz

Others Present: Linda Chernewsky

Chair Hundt opened the meeting at 7:00pm.

Ms. Bassin stated that she believed that there was a grammatical error of the 3/18/14 minutes on the 2<sup>nd</sup> page paragraph 2. The Clerk agreed and corrected the draft minutes

A motion was made by Sheldon Waldorf to accept the minutes with changes and seconded by Fred Schneeberger.

The Chair stated that there will be a presentation on Saturday September 20<sup>th</sup>, 2014 from the CAC (conservation advisory council). They are presenting their natural resource plan for the town. All are welcome.

No other correspondence to the Board.

**New Business**

Steven and Nancy Olyha of 31 Lake Shore Drive in Ancramdale have received a building permit denial for their proposed addition. Ms. Linda Chernewsky, from Morris Associates, has been contracted to design the addition and represent the applicant.

The Chair stated that the applicant needs an area variance of 7 Ft. 1 inch in the front yard and 12 Ft. 4 inches as well as they are building within the 100ft wetland buffer. They have applied for and received a freshwater wetland general permit.

Mr. Schneeberger stated that if the applicant has applied to the DEC and received a permit, it seems that the town should be okay with it.

Ms. Bassin asked why the date of purchase is blank on the application.

Ms. Chernewsky stated she was unsure of the exact date and she did not want to give incorrect information.

Chair Hundt asked if they were replacing the well.

Ms. Chernewsky stated that they will be putting in a new well. The current well point may be too close to the septic.

The Chair asked if the home had a basement.

Ms. Chernewsky stated that there is a crawl space. She stated that the applicants wanted to add on due to lack of storage.

Mr. Lutz asked about the side setback and noted its distance to the neighbor is okay.

Ms. Bassin stated that the rear setback in question is in the area where the pond naturally curves in.

Mr. Lutz stated that the creation of a basement for storage would be prohibitive due to the high water table.

Mr. Waldorf stated that applicant did not seem to be making the structure wider, just following the current line of the building. This seemed to be a preexisting condition.

Ms. Bassin asked if the Olyha's were part of the Lower Rhoda Lake Association. She stated that they are very proactive in studying the effects of nitrogen and phosphorus loading and the eutrophication on the pond. The DEC has not taken an active role addressing this issue; therefore the homeowners have.

Ms. Chernewsky stated that the farms in the area seem that they might add more nutrients to the water than individual septic's.

Mr. Lutz stated that Ms. Bassin was referring to the fertilization of the lawns and management of runoff while the grass is reseeding.

Mr. Schneeberger stated that the area of disturbance should not be too much and should have little impact.

Ms. Chernewsky stated that they plan to have silt fence around the soil stockpiles and would leave them up during the reseeding process, if it would appease the board.

The Chair stated if there were no more questions she would consider the application complete. A referral will be made to the planning board for their October 2<sup>nd</sup> meeting.

Ms. Chernewsky asked if she or the applicant should appear to the planning board meeting.

The Chair and Ms. Bassin agreed that it might be a good to appear for the October 2<sup>nd</sup>, 2014 planning board meeting at 7:00 PM. There may be questions asked about the erosion control.

The Chair stated the ZBA public hearing will be scheduled for October 6<sup>th</sup>, 2014 at 7:00PM.

Ms. Chernewsky agreed.

At 7:00 PM a motion was made by Mr. Waldorf to adjourn the meeting. The motion was seconded by Mr. Schneeberger and the Board unanimously agreed.

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Respectfully Submitted  
Colleen Lutz  
Secretary Town of Ancram ZBA