

**Ancram Zoning Board of Appeals**  
**November 10th, 2014 7:00PM**  
**Meeting Minutes**

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

Board Members Absent: None

Clerk: Colleen Lutz

Others Present: Timothy Kay

Chair Hundt opened the meeting at 7:00pm.

A motion was made by Sue Bassin to accept the minutes and seconded by Fred Schneeberger.

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.

**New Business**

Robert Vonderheid- Represented by Timothy Kay

39 Lake Shore Drive Ancramdale, NY 12503

Parcel ID # 197.1-1-35

The Chair went over the current application and explained why this was a modification of the original variance. She explained that the homeowner wishes to add a second story on an addition that required a variance in 2012. She stated that the degree of non-conformity will not be increased by the modification of the variance, as the building will not encroach on the property line.

Mr. Timothy Kay showed the plans and stated that he is only going up and slightly changing the roof line.

Mr. Schneeberger asked if they are not changing the footprint, why was the applicant referred to the ZBA?

Mr. Waldorf, after reading the referral, stated he believed that since the overall scope of work has changed from the original variance, it needs to be reviewed.

The Chair suggested that the applicant should go through the process.

Ms. Bassin agreed.

The Chair stated that the public hearing should be scheduled and the public notices sent out to the abutting property owners.

### **Additional Business**

The Chair stated that she, William Lutz and Hugh Clark attended training at Columbia Greene college in October. She stated that her overall impression was that the town of Ancram has really done everything right in its revision of the zoning ordinance.

Mr. Lutz stated he felt the program was well done and that there was a significant emphasis on density development. He also noted that the “Aging in Place” seminar was well done and really explored new options for the aging population. He also noted that the towns have great resources that they can call upon if they need help with any of the zoning issues that may arise.

Ms. Bassin suggested that there needs to be more training and emphasis on the water regulations as it is a continuing issue in rural planning.

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

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Respectfully Submitted  
Colleen Lutz  
Secretary Town of Ancram ZBA