

**ZONING BOARD OF APPEALS  
TOWN OF ANCRAM  
NOVEMBER 20, 2007**

Present:  
Leah Wilcox, Chair  
Susan Bassin  
Kurt Sommerhoff  
Will Lutz, Alternate

Absent:  
Jordan Katz

Also Present:  
John Langton  
Mrs. Langton

The meeting was called to order at 7:30 p.m.

Minutes of the meeting of December 18, 2006 were approved on the motion of Mr. Lutz, seconded by Mrs. Bassin.

Education credits earned by members were reviewed and they were reminded of an upcoming workshop.

Mrs. Wilcox presented the application before the Board. The Langtons need an area variance to build a mudroom/entry addition to their home on Elm Avenue seven feet closer to the front boundary line than the 35 foot requirement in the zoning law. The application is a Type II action exempt from SEQR review and does not require submission to the County Planning Board. The Town Planning Board has recommended approval.

Mail receipts for notification of abutting neighbors were placed on file including a postal note that mail to the listed address for Camp Anne was not deliverable.

Public hearing was declared open and closed without comment.

Mrs. Wilcox listed the five points which must be considered in the granting of an area variance.

1. Is the action a detriment to other properties?

Mrs. Wilcox said she had visited the property and saw many variations in the conformity of home sites and no problem with this proposed addition.

2. Is there a feasible alternative?

The Board noted the steep drop-off to the rear of the property and no other area that would allow a new entry.

3. Is this a substantial request?

Mrs. Wilcox noted that it is only 7 feet and that Elm Avenue is actually farther out from the boundary line of the property. Mr. Lutz mentioned that the proposed addition only fronts on a small part of the house length.

4. Would the variance change the environmental or physical condition of the neighborhood?

The Board felt that it would not.

5. Was the problem self-created?

Yes. The house was built in 1986 after passage of the Zoning Ordinance.

Mr. Lutz moved that the Board grant the area variance as requested. Seconded by Mr. Sommerhoff, there was unanimous approval. (Wilcox, Bassin, Sommerhoff, Waldorf, Lutz)

A question was raised as to the status of a previous application for a use variance by John Langdon. Mrs. Wilcox told the Board that she had not heard from the applicant and that a new application would be required prior to any further consideration.

Mrs. Wilcox then summarized the status of a pending application from the O&G Mine. They have applied to dig deeper than allowed by the current permit. The DEC has granted this application. This is being reviewed by the ZEO for the Town of Ancram to determine if it is in compliance with the SCOZ and may be referred to the ZBA for a variance.

Also reviewed was the Double D Mining permit which needs to come before the Board, but for which we are presently awaiting a DEC permit.

Adjournment at 8:00 p.m.

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Joan S. Roberts, Clerk