

Andes Town Planning Board

The regular monthly meeting of the Andes Town Planning Board was held on Monday, August 22, 2005, at the Andes Town Hall. The following members were in attendance- Arthur Reed- Chairman, Laurie Sidorowicz, John Hoyt, and Wade Henderson. James Darling, John Reynolds, and Jenni Leaver were unable to attend. Tom Evans- Delaware County Planning Board Advisor was present. Also present were Ken & Gloria Stumbo, Jim Andrews, Andreas Gerdes, Merna Popper, and Barbara Melon.

Chairman Reed called the meeting to order at 8:12 PM.

Chairman asked for corrections and/or additions to the minutes from the July 25, 2005 meeting. A correction to the minutes is noted- stream permits are obtainable any time but can only be carried out during certain months. Upon a motion by John Hoyt and seconded by Wade Henderson the minutes were approved as pre-filed. M/C all ayes.

First on the Agenda was an update from Tom Evans on the Fairhaven Ministries project. The Planning Board is still waiting to receive a final letter of acceptance from the DEP. The status of the project remains the same this month. Ken & Gloria Stumbo are being sent to another location, where they will be more useful, while this project remains in limbo. Fairhaven has decided to halt work on the project until some approvals are acquired.

Next, Barbara Melon was referred to the Planning Board by the Building Inspector for a review of her construction project in the Highlands Subdivision located in the hamlet. The Planning Board does not review building projects in the hamlet unless they are in the historic district. Her project does not meet this criterion.

Next, Merna Popper, tax map # 259.10-5-9, was also referred to the Planning Board by the Building Inspector for a review of her construction project in the hamlet. Ms. Popper's property is located within the historic district. She wishes to build two decks on the back of her residence. The decks would be 8' by 14' and 8' by 6' in size. They are not a visible expansion in the historic hamlet. They would be considered permitted accessory structures in the zoning law. The Board agreed the small decks in the rear of the house should not be made to conform to the historical standards. Upon a motion by Wade Henderson and seconded by Art Reed to approve this project. M/C all ayes. A notice of the Boards determination will be given to Art Short the Building Inspector.

Next, Andreas Gertes, tax map # 257.07-1-18, would like a review of his construction project in the historic district of the hamlet. Mr. Gertes would like to correct the problems associated with the front porch on Ballantine Manor. This reconstruction will encompass the first and second floor and will keep with the character of the house. Upon a motion by John Hoyt and seconded by Wade Henderson to approve this project. M/C all ayes. Mr.

Gertes would also like to erect a sign on the front lawn of the Ballantine Manor. This sign would provide the public with information on the house, names of the prior owners along with a web site where individuals could access more information as well as pictures of the home's interior. The hamlet Zoning Law allows a sign of no more than 15 square feet and this sign would be approx. 18 square feet. The Board informed Mr. Gertes he would need to apply for a variance through the Zoning Board of Appeals. Upon a motion by John Hoyt and seconded by Wade Henderson to adjourn. M/C all eyes. 9:47 PM

Laurie Sidorowicz
Planning Board Clerk