ANDES PLANNING BOARD
P.O. BOX 482
ANDES, NEW YORK
845-676-4105

REGULAR MONTHLY MEETING

MEETING DATE:
May 21, 2007

PRESENT:

JOHN REYNOLDS – CHAIRMAN –**ABSENT & EXCUSED**
ARTHUR REED - **ABSENT**
JOHN HOYTT
JAMES DARLING – **ABSENT & EXCUSED**
EDWARD CALLAHAN
FRANK WINKLER
C. ROBERT LAING
TOM EVANS – DELAWARE COUNTY ADVISOR
DEBORAH BENE - CLERK

OTHERS PRESENT:
Martin Donnelly, Ritchie Gabriel, Doug Wooden, Justine Shaw, Linda Jones, Walter Vita, Vickie Vita, Milton Hyatt, Gail Hyatt, Larry Breakstone, Merna Popper

CALL TO ORDER:
Meeting called to order at 8:00 p.m.

APPROVAL OF MINUTES:
A motion was made by Frank Winkler and 2nd by Ed Callahan to approve the minutes of the last meeting. All in favor and motioned carried.

CORRESPONDENCE:
None

AGENDA:
John Hoyt was acting chairman in place of John Reynolds. Mr. Reynolds had another engagement and arrived at the meeting approximately 9:45 p.m.

First was a Public Hearing for Ritchie Gabriel. Doug Wooden presented the board with surveys for a minor subdivision of 4.4 acres on property located on State Highway Rt. 28, Andes N.Y. Tom states that the 239 review with the County was approved. No comments

were made from the public. Closed public hearing. Ed made a motion for negative declaration for SEQRA and 2nd by Frank Winkler. All in favor and motion carried. Next a motion was made by Rob Laing and 2nd by Ed Callahan to approve the minor subdivision. All in favor and motion carried.

Next Al Mohr provided the board with surveys for a minor subdivision of the Chase property. Tom states that the 239 review was approved by the County. Mr. Mohr corrected his road frontage to 50' as per Andes Zoning Regulations. Mr. Mohr has already had his Public hearing with no comments from the public. A motion was made by Rob Laing and 2nd by Frank Winkler for Negative Declaration for SEQRA. Next a motion was made by Frank Winkler and 2nd by Ed Callahan to approve the 2 lot subdivision. All in favor and motion carried.

Next was the Public Hearing for Karen Leavey. Ms. Leavey submitted an application for a Special Use Permit to open a shop out of her home at 61 Main Street, Andes N.Y. No comments were made from the public. Closed Public Hearing. A motion was made by Ed Callahan and 2nd by Rob Laing for Negative Declaration for SEQRA. All in favor and motion carried. Next a motion was made by Frank Winkler and 2nd by Rob Laing to approve the Special Use Permit to open a shop out of Ms. Leavey's home. All in favor and motion carried.

Next Doug Wooden presented the board with a site plan for the carriage house storm water runoff for Ballantine Manor located on State Highway Rt. 28, Andes N.Y. Doug shows some minor changes to the site plan, a 4" insulation board on water pipes, 12" sump in the 10' catch basin, size of stone to be medium, and general notes included on plans. A motion was made by Ed Callahan and 2nd by Rob Laing to approve the plans with the following amendment - "The Planning Board amends the site plan approval previously granted to Ballantine Manor, LLC to include approval of the Carriage House and its associated storm water plans with the condition the before any construction starts within the Towns right-of-way or across the Town road (i.e. High Street) that the applicant or the applicants developer consult with the Towns Highway Superintendent to see what, if any, requirements there might be to do work there and that steel pipes be used in this construction area. The Planning Board also requires that the head wall and culvert pipe that has collapsed and fallen in, located in the northeast of the applicant's property, be repaired before construction on the tennis court". All in favor and motion carried.

Next Gail and Milton Hyatt presented the board with a Special Use Permit to keep a camper on their property while they clean up the adjacent property they recently purchased. SEQRA was done. A motion was made by Ed Callahan and 2nd by Frank Winkler to grant a temporary 30 day special use permit for the Hyatt's to clean up their property. Mr. & Mrs. Hyatt will have to contact Artie Short, Andes Building Inspector, when work is completed for Artie to clear violations on said property. Mr. & Mrs. Hyatt will have to file for an extension if they want their camper there after the 30 days. If property violations are not cleared within the 30 days any extensions of the special use permit will not be approved. All in favor and motion carried.

Next Doug Wooden presented the board with surveys for Margaret Rothschild, a 2 lot subdivision for property located on Upper Dingle Hill Road and Ridge Road, Andes N.Y., Tax Map #282.-1-30. Tom states the board will need a 239 review. A motion was made by Frank Winkler and 2nd by Ed Callahan to classify this as a minor subdivision. All in favor and motion carried. A Public Hearing will be set for June 25, 2007 at 8:00 p.m. at the Andes Town Hall.

Next Linda Jones presented the board with a Special Use Permit to open an Art Gallery out of her home at 65 Main Street, Andes N.Y. Ms. Jones previously had a public hearing with no comments from the public. A motion was made by Frank Winkler and 2nd By Rob Laing for Negative Declaration for SEQRA. All in favor and motion carried. Next a motion was made by John Hoyt and 2nd by Ed Callahan to give conditional approval of the Special Use permit based on final approval by Artie Short, Andes Building Inspector, of deck being built on front of home/shop. All in favor and motion carried.

Next Vickie Vita presented the board with an application for a Boundary Line Adjustment. Ms. Vita wants to make her two lots into one main piece of property, located on Coss Road, Andes N.Y. A motion was made by Ed Callahan and 2nd by Rob Laing to approve the BLA as per Section 2.5, #4 of zoning law, merging 2 lots under same ownership. All in favor and motion carried.

Next Merna Popper Presented the board with an application to expand her garage at 173 Main Street, Andes N.Y. Merna is in the Historic District in the hamlet of Andes and was referred to the Planning Board by Artie Short. The garage is possibly grandfathered and the changes will affect the grandfather clause. Merna may need a plot plan for the construction and the board will need to do a site visit as the garage may be to close to the brook that runs behind her property. Merna's application was incomplete and the board denied the application referring Merna to the Zoning Board of Appeals.

Next Debbie Bene presented the board with the surveys for the Darling Family for a minor subdivision on their property located on Fall Clove Road, Andes N.Y. Mr. Darling met with the board last month and was referred to the ZBA for an area variance for a small shed . Mr. Darling received his area variance approval from the ZBA A motion was made by John Reynolds and 2nd by Frank Winkler to classify this as a minor subdivision. All in favor and motion carried. A Public Hearing will be held at the next meeting on June 25, 2007 at 8:00 p.m.

EXECUTIVE SESSION:
None

ADJOURN:
A motion was made by Frank Winkler and 2nd by Ed Callahan to adjourn the meeting. All in favor and motion carried. Meeting was adjourned at 10:25 p.m.