



APPROVED

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

MEETING DATE:

October 25, 2010

PRESENT:

DOUG WOODEN - CHAIRMAN
JOHN GREGG
MEL RIFF-ABSENT
ROSEMARY SCHAUMLOFFEL - ABSENT
DARWIN FINKLE -
JO ANN BOERNER – CLERK

OTHERS PRESENT:

CALL TO ORDER:

Meeting called to order at 7:00 pm

APPROVAL OF MINUTES:

Motion made by Mr. Finkle to approve the Nov. 16, 2009 minutes, motion seconded by Mr. Gregg.
Vote: All Aye-so carried.

AGENDA:

Mrs. Jo Ann Boerner had filed an application to the Town Planning Board in September. The application was for a Boundary Line Adjustment. After the Planning Board reviewed her request they advised her to go to the Zoning Board as she would need a variance. The adjoining property owners, Mr. and Mrs. Charles Hayes, are in the process of conveying Mrs. Boerner approximately one tenth of their property. This would square off the property in the rear of Mrs. Boerner's home. The variance would be for Mr. & Mrs. Hayes's barn and garage. In the regulations a side set back in the hamlet requires ten feet and Mrs. Boerner is asking for a 6 foot variance. Mrs. Boerner's tax map # is 259.10-6-6 and Mr. & Mrs. Hays's tax map # is 259.10-6-7. This would leave a four foot strip of land between the existing garage and barn for the Hays's property. Mr. Woodin made a motion to Classify Mrs. Boerner's request as an area variance for a setback. The regulations require a ten feet side set back and the variance would be for six feet side set back. Motion seconded by Mr. Finkle. Vote: All-Aye-so carried. After the Board discussed the variance, Mr. Gregg made a motion to hold a Public Hearing on Nov. 22, 2010 for the application of Mrs. Jo Ann Boerner. This hearing will be held for the request of Mrs. Boerner for a side set back variance. Motion seconded by Mr. Finkle. Vote: All Aye-so carried. Mrs. Boerner will do the following before the next meeting.

1. Notify adjoining property owner Mrs. Marilyn Conway of the request by certified mail return receipt.

2. Ask Mrs. Conway for a letter stating no problem with her for the property line adjustment.
3. Notify the Hayse's and ask them to write a letter stating they are in the process of conveying the property to Mrs. Boerner.

Mr. Woodin, discussed with the Board the zoning regulations for the Village. The following was discussed as possible changes.

1. Wherever in the regulations it stated Village change to Hamlet.
2. Change the minimum lot width from 150 feet to 100 feet.
3. Pg. 13 #2 & 3- change the rear setback from 35 feet to 10 feet.
4. Pg. 13# 2 & 3-change side setback from 10 feet to not less the 15 feet.
5. Pg. #22-G-1 Commercial businesses #1. While facing or perpendicular to the street.
6. Pg. #27-Fences 8 feet in height form ground up in its entirety.
7. Pg. #27-Not less then 5 acres or less needs to be changed.
8. Pg. #45-Graphs need to be updated.

The Board discussed the possible changes and each will independently review the Hamlets regulations and make suggestions for future changes.

Adjourn: A motion was made by Mr. Finkle to adjourn the meeting at 7:33 PM. Motion seconded by Mr. Woodin. Vote: All-Aye so carried. .

ADJOURN:



APPROVED

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

MEETING DATE:

November 22, 2010

PRESENT:

DOUG WOODEN - CHAIRMAN
JOHN GREGG
MEL RUFF-
ROSEMARY SCHAUMLOFFEL - ABSENT
DARWIN FINKLE -ABSENT
JO ANN BOERNER – CLERK

OTHERS PRESENT:

CALL TO ORDER:

Meeting called to order at 7:00 pm

APPROVAL OF MINUTES:

Motion made by Mrs. Schaumloffel to approve the Oct. 25, 2010 minutes, motion seconded by Mr. Gregg.
Vote: All Aye-so carried.

AGENDA:

Mrs. Jo Ann Boerner was on the Agenda for a Public Hearing. Mrs. Boerner is requesting a side setback variance. The variance would be on the property that Mr. & Mrs. Charles Hayes, adjoining property owners, are conveying to Mrs. Boerner.

Mr. Woodin opened the Public Hearing. Mr. Woodin explained that Mrs. Boerner had been to the Planning Board for a Boundary Line Adjustment and was referred to the Zoning Board of Appeals for a side setback variance. The side setback variance is on the adjoining property, which is owned by Mr. & Mrs. Charles Hayes. Mr. & Mrs. Hayes are in the process of conveying a small parcel of land to Mrs. Boerner. This would be to square off the back of her property. Mr. & Mrs. Hayes would need a setback variance of 6 feet and 16 feet from their garage and barn adjoining Mrs. Boerner's property. This would be per regulations of the Zoning Board of Appeals Pg. # 14 5.2 (E). After further discussion Mr. Woodin made a motion to close the Public hearing. Motion seconded by Mr. Ruff. Vote: All Aye- so carried.

Motion made by Mr. Gregg to grant the following: a side setback variance to Mr. & Mrs. Charles Hayes (tax map # 259.10-6-7). The variance of 6 feet and 16 feet for their garage and barn. Per regulations of the Zoning Board of Appeals, Page 14 5.2 (E). This will leave Mr. & Mrs. Hayes 6 feet from their garage and barn to Mrs. Boerner's property line .motion seconded by Mrs. Schaumloffel. Vote: Mr. Gregg-aye, Mrs. Schaumloffel-aye, Mr. Ruff-aye, Mr. Woodin-abstained from the vote. Vote-carried.

The Board discussed reviewing the current regulations for the Hamlet. In the next few months they will review and make suggestions for updates.

Adjourn: A motion was made by Mr. Ruff to adjourn the meeting at 7:25 PM. Motion seconded by Mr. Gregg. Vote: All-Aye so carried. .

ADJOURN: