



**ANDES ZONING BOARD
P.O. BOX 482
ANDES, N.Y., 13731**

MEETING DATE:

May 29, 2018

PRESENT:

JESSI TOSI
ROSEMARY SCHAUMLOFFEL-ABSENT & EXCUSED
ERIC VAN BENSCHOTEN-ABSENT & EXCUSED
ROBERT ABBATE
SKIP PARCELL
ARTIE SHORT-BUILDING CODE OFFICER-ABSENT & EXCUSED
SHELLY JOHNSON-DELAWARE COUNTY PLANNING DEPARTMENT

OTHERS PRESENT:

Al Mohr
Joanne Callahan

CORRESPONDENCE:

Letter received May 21, 2018 from Brian St. Cyr. and Bekah Havens concerning Joanne Callahan's application to build on her lot in the Hamlet.

APPROVAL OF MINUTES

The April 23, 2018 minutes were reviewed by the Board.
Mr. Tosi made a motion to accept the minutes, motion seconded by Mr. Abbate.
Vote all aye-so carried.

APPOINTMENT OF BOARD CHAIRMAN

As of this months meeting the Town Board has not appointed a chairman of the

Zoning Board. Advised by Shelly Johnson from the Delaware County Planning Department to appoint a chairman at each meeting until the Town Board appoints the permanent chairman.

Motion by Mr. Tosi to appoint Mr. Robert Abbate as chairman of the Andes Zoning Board for the April 23, 2018 meeting. Motion seconded by Mr. Parcell. Vote all aye- so carried.

Meeting called to order at 7PM:

First on the agenda was a Public Hearing for LG Properties represented by Al Mohr.

Mr. Parcell made a motion to open the Public Hearing, motion seconded by Mr. Abbate. Vote all aye- so carried.

Mr. Mohr is the contractor for LG Properties. He is requesting a 35-foot variance to construct a garage at 15322 Beach Hill Road in the Town of Andes. Mr. Mohr submitted a survey and commented that the garage is 175 feet from the septic, 179 feet from the well and 850 feet from the stream.

Mr. Mohr submitted letters sent to adjoining property owners. As there was no one from the Public present there were no comments.

Mr. Tosi made a motion to close the Public Hearing, motion seconded by Mr. Parcell. Vote: all aye- so carried.

After further review the following motion was made.

Mr. Tosi made a motion to approve a negative declaration for SEQR for this application, motion seconded by Mr. Abbate. Vote all aye- so carried.

Mr. Tosi make a motion to approve the 26-foot rear set back variance and a 35-foot area variance for this project, motion seconded by Mr. Parcell. Vote: all aye- so carried

Next on the agenda was Joanne Callahan. Mrs. Callahan is requesting a side, front and rear variance. She would like to build a 24 X 24 home with living quarters on the second level and a real estate office on the first level. The request would be for mixed use in the highway residential area. Mrs. Callahan commented that she is in the process of having the property surveyed. Mrs. Callahan would be required to have a variance on the lot size as well. Ms. Johnson from the

Delaware County Planning Department commented that the front setback per zoning regulations would be from the sidewalk. Mrs. Callahan in error mailed out notices for the Public Hearing to be on June 29th at 7 PM. The Board's monthly meeting would have been held on June 25th at 7 PM.

Mr. Parcell made a motion to move the next monthly meeting of the Andes Town Zoning Board to June 29th at 7 PM., motion seconded by Mr. Tosi. Vote: all aye so carried.

Mr. Abbate made a motion to hold a public hearing on the application of Jo Ann Callahan's for June 29th at 7 PM., motion seconded by Mr. Tosi. Vote all aye- so carried.

The Board thanked Shelly Johnson from the Delaware County Planning Department for coming to the meeting and for her advice and input.

MEETING ADJOURNED: 8:15 PM

RESPECTFULLY SUBMITTED:

JO ANN BOERNER

ZONING BOARD CLERK

Ms Tosi,

My name is Brian St Cyr. I own 483 Main St. It has been brought to my attention that the owner of the adjacent empty parcel of land is wanting to apply for a variance to be able to build a structure.

As an adjacent homeowner, do I have a say in the matter? There has already been a new structure built adjoining my land on the upper rear. This new structure has rerouted rainwater onto my property as a small stream and I'm not sure it is fair that another structure will be built on that tiny plot of land. We bought our home because we knew that property could not be built on.

Please confirm you received this and forward to the proper person.

Have a great day.

I am not trying to cause trouble, but am merely trying to protect our property. Any new structure would block our property view as my land goes up and behind said lot.

Brian St Cyr and Bekah Havens

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