

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



MEETING DATE:

July 23, 2018

PRESENT:

JESSI TOSI-ABSENT & EXCUSED
ROSEMARY SCHAUMLOFFEL
ERIC VAN BENSCHOTEN-ABSENT & EXCUSED
ROBERT ABBATE-
SKIP PARCELL
ARTIE SHORT-BUILDING CODE OFFICER-ABSENT & EXCUSED

OTHERS PRESENT:

Joanne Callahan

APPROVAL OF MINUTES

The June 29, 2018 minutes were reviewed by the Board.
Mr. Parcell made a motion to accept the minutes, motion seconded by
Mr. Tosi. Vote all aye-so carried.

Meeting called to order at 7PM:

As of this meeting the Town Board has not appointed a Chairperson for the
Zoning Board.

Mrs. Schaumloffel made a motion to appoint Mr. Abbate as Chairman for this
meeting, motion seconded by Mr. Parcell. Vote: all aye-so carried.

On the agenda was Joanne Callahan. She would like to put up a house on her
vacant lot in the Hamlet. On the first floor would be her Real Estate office and on

the second floor would be living quarters. She is requesting a 10- foot variance in the front, a 15- foot variance in the rear and a 4,000 square foot area variance on her lot.

The Board held a Public Hearing in June but could not vote on it as the project has to go to the County for review.

The County Board did review the project and had no comment.

After the Board reviewed Mrs. Callahan's request, the following motion was made.

Motion made by Mr. Parcell for a negative motion for SEQR for this application.

Motion seconded by Mrs. Schaumloffel. Vote: all aye-so carried

Motion made by Mrs. Parcel to grant the following variances to Mrs. Callahan on her property located in the Hamlet of Andes.

- 1.) A 4,000 square foot variance on the lot to meet requirement of 10,000 Square feet.
- 2.) A 10 foot front set-back variance to meet requirement of 25 feet in the front
- 3.) A 15 foot rear set-back variance to meet the requirement of 35 feet in the rear

Motion seconded by Mrs. Schaumloffel. Vote: all aye-so carried

The Zoning Board did read the letter from Mr. and Mrs. Brian St. Cyr (see attached.)

The Board felt that this letter did not sway their decision.

Mrs. Callahan will now go back to the Planning Board with the variances granted and work with them on planning and the rest of her project.

MEETING ADJOURNED: 7:45 PM

RESPECTFULLY SUBMITTED:

JO ANN BOERNER

ZONING BOARD CLERK

Dear Zoning Board,

My name is Brian St Cyr. My wife and I own 483 Main St. We would like to go on record as being strongly opposed to any zoning variance, which would allow a building to be erected on adjacent lot to our property.

When we bought our home we made sure that the adjacent lot was not zoned for building on as it abutted our property.

We never would have bought 483 Main St if that tiny lot was zoned for building.

There is already a new building abutting our property out back where our property line ends.

Any structure would literally block our property view as our lot wraps behind adjacent lot.

We are also concerned with the value of our property being lowered due to having a new building against our property. Again, our yard would now be boxed in as that new structure went up.

It's not personal. We like Joanne, she sold us our house.

We feel completely blindsided by this no matter our plans with our home.

Thank You for your time

Brian and Bekah.