



**ANDES PLANNING BOARD
115 DELAWARE AVENUE
ANDES, NEW YORK 13731
Ph. 845-676-4105**

MEETING DATE March 11, 2024

PRESENT:

**HARLAND DYE-CHAIRMAN
FRANK WINKLER
BILL PALMER-
JOANNE CALLAHAN-ABSENT & EXCUSED
KATHERINE KEYS-
ERIC VANBENSCHOTEN-
AL MOHR-BUILDING CODE INSPECTOR-
KENT MANUEL-DELAWARE COUNTY PLANNER**

OTHERS PRESENT:

Bud Gladstone (Town Supervisor)
Robert Abbate-Chairman Andes Zoning
Jason Frank
Theresa Ferrigno
James Sanford
Cindi Wrightluecking

Via Zoom:

Carol Ames
Scott Seidenstock
Julia Luecking
Michael Basovsky
Lillian Browne

CALL TO ORDER: Meeting called to order at 6PM

APPROVAL OF MINUTES

Motion made by Ms. Keys to accept the Feb. 12, 2024 minutes,

Motion seconded by Mr. Vanbenschoten

VOTE: all aye-so carried

(no meeting in April)

CORRESPONDENCE:

Letter from Vicken Arsianian

Re: Andreas Papaleontiou Zoning Variance

Property located at 357 Ridge Road

AGENDA:

- First on the agenda was a Zoning Variance for Mr. Andreas Papaleontiou
Property located at 357 Ridge Road
Property with 10.42 acres and a house
Requesting to put up a 30x40 foot shed to replace a smaller shed that is on his lot
Requesting a 33 foot variance for the 75 feet requirements by the Zoning Regulations
The only neighbor to his property has approved the new shed (see attached letter from Vicken Arslanian)
Board discussion on sending the request directly to the Zoning Board of Appeals without going to the Planning Board first
Mr. Robert Abbatte, Chairman of the Zoning Board requested any applications that come before the Zoning Board of Appeals continue to come before the Planning Board first
By the applications going to the Planning Board first it gives

the Planning Board information on what is in going on
The Andes Planning Board will continue to review any applications
to the Andes Zoning Board of Appeals prior to a Zoning Board of
Appeals meeting

**Motion made by Mr. Vanbenschoten to forward the application
for a variance submitted by Mr. Andreas Papaleontiou to the
Andes Zoning Board of Appeals, motion seconded by
Mr. Palmer**

Vote: all aye- so carried

- Next on the agenda was Tab Disposal LLC, owner Mr. Travis Balcom
Mr. Balcom recently purchased a commercial building which is
located at 27905 State Highway 28
Previously owned by Delaware County IDA and operated by
Catskill Harvest Fest
Mr. Balcom presented the following:
Will continue to have Pizzo's Italian take out restaurant in one
half of the upper level
Other half of the upper level will be petitioned off for
Tab Construction LL office spaces
Will have storage on the lower level
In the future will have a showroom for Tab Construction LLC
Employees for Tab Construction LLC will park in the front of the
parking lot and use entrance to Tab Construction LLC
Pizzo's employees and customers will park in the front of the other
half of the parking lot and use their entrance
Will continue to have a handicapped entrance
The Board determined that Tab Disposal LLC will not be required
to have a Public Hearing for a Special Use Permit as the building
was used as commercial space in the past two years

Mr. Winkler made a motion to waive the Public Hearing for the application submitted by Tab Disposal, LLC property located at 27905 State Highway 28

Public Hearing waived as requirements were meant the building was used as commercial within the past two years

Motion seconded by Mr. Vanbenschoten

Vote: all aye-so carried

Ms. keys made a motion to declare a negative declaration for SEQR on the application for Tab Disposal, LLC property located at 27905 State Highway 28

Motion seconded by Mr. Winkler

Vote: all aye-so carried

Motion made by Ms. Keys to accept the application for a Special use Permit for Tab Disposal, LLC, property located at 27905 State Highway 27

Motion seconded by Mr. VanBenschoten

Vote: all aye-so carried

- Next on the agenda was Leo Koenig
Special Use Permit for property located at 11 Delaware Ave
Mr.Koenig was not in attendance for the meeting
The application was submitted for a retail, gallery and a restaurant with a wine bar on the first floor
On the second floor a art studio
Parking with a outside deck
Mr. Koenig will have to work with the Department of health as well as the NYS Liquor Board
The Board determined as Mr. koenig or a representative for him was not present they could not move forward on the

application

If Mr. Koenig or a representative will be present for the next Board meeting in April they will be included for the agenda

Next on the agenda was Mr. Robert Jan De Qude and Peggy Lee, property located at NYS Rt. 28 Main Street Mr. John Andrews, adjoining property owner previously came before the Board to discuss the following plans for Mr. De Qude: to take down his current garage

Mr. Andrews, adjoining property owner and Mr. Koenig adjoining property owner conveying small parcels of land to Mr. De Qude to build a larger garage

The Board concluded that at this time there was no application on file for a Boundary Line Adjustment from Mr. De Qude and could not move forward

- Next was Mr. Bud Gladstone, Town Supervisor

Mr. Gladstone presented the following:

The Town has been presented with an offer to build a cell tower in the Hamlet

The Town owns the property which is High Street Cemetery

Would need a 100 x 200 feet for the cell tower

Height 150 feet

The Town owns the road to the cemetery

Mr. Kent Manual, Delaware County Planner made the following suggestions:

The Town could go through Government Immunity because the Town owns the Cemetery

This would allow the Town to move forward without Zoning regulations or Special Use Permit

The process could still go through the Planning Board

The Town should consent with their attorney on this project

MEETING ADJOURNED 7:50 PM

JO ANN BOERNER-ANDES TOWN PLANNING BOARD CLERK