

ANDES ZONING BOARD OF APPEALS
115 DELAWARE AVENUE
ANDES NY, 13731



APPROVED

MEETING DATE:

March 24, 2025

PRESENT:

ROBERT ABBATE-CHAIRMAN
SKIP PARCEL-
DANA SCUDERI HUNTER-
CINDY TAYLOR-ABSENT & EXCUSED
FORREST DAY-

OTHERS PRESENT:

Al Mohr- representing Mr. Noah Ennis
Gregory and Laurie Wetzel

CORRESPONDENCE:

APPROVAL OF MINUTES:

Motion made by Mrs.Scuderi Hunter to accept the February 24, 2025
Minutes, motion seconded by Mr. Day

VOTE: Mr. Abbate-aye

Mr. Parcel-aye

VOTE: all aye-so carried

MEETING CALLED TO ORDER AT 6PM:

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- First on the agenda was Noah Ennis
1855 Davis Hollow Road
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Mr. Ennis had submitted an application for a variance to the Planning Board

Had previously taken down a cabin on his property

Would like to build a house

The new structure would make a side setback encroaching of 30 feet

The Planning Board had forwarded Mr. Ennis to the Zoning Board in January

The Zoning Board requested Mr. Ennis return to the Planning Board for the following:

A full application showing a survey with floor plans of the new structure

Mr. Mohr presented the survey with the floor plans for Mr. Ennis

The structure presented would be 20X40 feet (800 Sq. feet)

Without the deck

The deck presented would be 12 feet

Single story home

16 and ½ feet high

Mr. Day made a motion to hold a Public Hearing on April 28th at 6PM for a variance on the application of Mr. Noah Ennis property located at 1855 Davis Hollow Rd.

Motion seconded by Mr. Parcel

Vote: all aye-so carried

- Next on the agenda was Laurie and Gregory Wetzel
Property located at 511 Wolf Hollow Road
Mr. and Mrs. Wetzel had been referred to the Zoning Board by the Planning Board for two variances
60 foot side setback variance and a 50 foot front variance to build a garage

Mrs. Wetzel submitted a packet of their plans
(see attached to file)

The Wetzels purchased the home in September of 2023

They have a steep narrow driveway that drops off at the bottom
of their house

They have it plowed and sanded in the winter

Because of how far down the driveway is they have problems
getting deliveries in the winter, such as UPS they drop
packages off at the top of their driveway

DEP is in process of putting new septic system at the bottom
of the driveway

They have children that are driving and have had an incident
driving from the top of the driveway down to their house in the
Winter

They are proposing to put a garage at the top of the driveway
18 X 25 foot garage 10 feet from property line and 25 feet from
centerline

Much of their land has brooks running through

Making it not possible to put garage in another location

After further discussion the board concluded the following:

In this area many home have problems with delivers in the
Winter getting services such as UPS delivering to their homes
steep driveways prevent the deliveries

The driveway could be accessed by walking down or up in the
Winter

It was suggested by the Board to have an access cleared cut
at the top of the driveway for parking

After further discussion the following motion was made:

**Mr. Abbate made a motion to deny the variances based
on the following:**

**1) No hardship with driveway-slope is common in the
Town of Andes**

Sand and plow in the winter

Still have to walk down in the Winter

Not unique to Town.

- 2) This will alter the character of Andes with buildings
Next to roads
- 3) Could be a problem in future if the Town widen's
road from 14 feet to 18 feet to allow 2 car access
plus 3 feet ditches for water issues
- 4) Town steep slope preservation 25% current 20%
- 5) Al Wolynifc landowner adjacent to site was at
the meeting and is in disagreement with structure
and setbacks

MEETING AJOURNED 6:35 pm

RESPECTFULLY SUBMITTED: MRS. JO ANN BOERNER

TOWN OF ANDES-ZONING BOARD OF APPEALS CLERK