APPROVED

ANDES PLANNING BOARD
P.0. BOX 482
ANDES, NEW YORK
845-676-4105

MEETING DATE: October 11, 2011

PRESENT:

FRANK WINKLER –
JOHN REYNOLDS-
ARTHUR REED –
JAMES DARLING –ABSENT & EXCUSED
C. ROBERT LAING-
EDWARD CALLAHAN-ABSENT & EXCUSED
ALEX ADELSON-
ARTIE SHORT- ABSENT & EXCUSED
KRISTIN JANKE SCHNEIDER-

OTHERS PRESENT:
Mr. James McCracken from Rettew Engineering and Surveying P.C. representing Mrs. Marilynn Grommeck , Mr. James McCracken from Rettew Engineering and Surveying P.C. representing Mr. Richard Peck also from the public was Mr. Eric Wedemeyer

CALL TO ORDER:

Meeting called to order at 7:30 pm

APPROVAL OF MINUTES:
The Sept. 12, 2011 minutes were reviewed. Mr. Reed made a motion to accept the April minutes. Motion seconded by Mr. Adelson. Vote: All aye- so carried.

CORRESPONDENCE: none

AGENDA:

First on the agenda was Mrs. Jo Ann Boerner and Mr. and Mrs. Charles Hayes for a Boundary line adjustment. Mr. and Mrs. Hayes are conveying 0.0034 acres of land to Mrs. Boerner. Mr. & Mrs. Hayes tax map # is 259.10-6-7&37 and Mrs. Boerner's tax map # is 259.10-6-6. Mr. Reynolds made a motion to open the Public Hearing for Mrs. Boerner and Mr. & Mrs. Charles Hayes, motion seconded by Mr. Adelson. Vote: Mr. Winkler-aye, Mr. Reynolds-aye, Mr. Reed-aye, Mr. Adelson-aye and Mr. Laing abstained Vote carried. Mr. Winkler asked if there were any comments from the audience. As there were no comments, Mr.Reynolds made a motion to closed the Public Hearing, motion seconded by Mr. Adelson. Vote: Mr. Winkler-aye, Mr. Reynolds-aye,

Mr. Reed-aye, Mr. Adelson-aye and Mr. Laing abstained. Vote carried.

The Board reviewed Mrs. Boerner's application and request. After discussion Mr. Reynolds made a motion to declare a negative declaration for SEQR for this application, motion seconded by Mr. Adelson. Vote: Mr. Winkler-aye, Mr. Reynolds-aye, Mr. Reed-aye, Mr. Adelson-aye, and Mr. Laing abstained. Vote carried.

Mr. Reynolds made a motion to approve the Boundary Line Adjustment between Mrs. Boerner's property and Mr. and Mrs. Charles Hayes, motion seconded by Mr. Reed. Vote: Mr. Winkler-aye, Mr. Reynolds-aye, Mr. Reed-aye, Mr. Adelson-aye and Mr. Laing abstained. Vote carried.

Second on the agenda was Mrs. Marilynn Grommeck. Mrs. Grommeck was in attendance and was represented by Mr. James McCracken from Rettew Engineering P.C.
Mrs. Grommeck has property located on Gladstone Hollow Rd. Tax map # 217-2-3.1 with 257 acres of land. Mr. McCracken presented an application for a sketch plan review which showed three lots. Mr. McCracken discussed with the Board Mrs. Grommeck selling to the city and not surveying the vacant lot (-75 acres she would be keeping, but just surveying the lot being sold to NYC and the house lot. After discussion, the Board deemed that the planning law section on subdivisions shows no waiver when subdivision is 25% of deeded lot. Therefore Mrs. Grommeck will have to have all of the property surveyed, soils complete and enough room for reserve septic. Also, the request will have to go to the County. Mrs. Grommeck will be put on the agenda for next month.

Next on the agenda was Mr. Richard Peck. Mr. Peck was represented by Mr. James McCracken from Rettew Engineering, P.C. Mr. Peck has property at 5304 Wolf Hollow Rd. Tax map #258-1-1.111, 140.76 acres of land with two lots. Mr. McCracken submitted to the Board a sketch plan review with a survey. Mr. Peck is requesting the lot with 11.47 acres of land will be combined with 7.5 acres of land with buildings. The rest of the land will be sold to the city. Mrs. Janke- Schneider, County Planner commented that the request will have to go the County. After further discussion Mr. Reynolds made motion to classify Mr. Pecks request as a Boundary Line Adjustment/Minor Subdivision, motion seconded by Mr. Reed. Vote: all aye-so carried.
Mr. Adelson made a motion to waive a Public Hearing for Mr. Peck as the land is owned by one owner, motion seconded by Mr. Reynolds. Vote: all aye-so carried.
The Board discussed a verbal right- of -way by the adjoining property owner Mr. Tompson. Mr. McCracken will verbally let Mr. Tompson know that Mr. Peck is selling his land and will show the right of way in the new deed description. Mrs. Janke-Schneider, County Planner will discuss with the County the verbal right-of- way and also concerns of snowmobile trails through the land Mr. Peck is selling to the city.

EXECUTIVE SESSION: none

ADJOURN: Motion made by Mr.Reynolds to adjourn the meeting at 9:00 PM, motion seconded by Mr. Laing. Vote :All-Aye-so carried.

Respectfully submitted
Jo Ann M. Boerner
Planning Board Clerk