

 **DRAFT**

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

**MEETING DATE: March 8, 2010**

**PRESENT:**

FRANK WINKLER - CHAIRPERSON  
JOHN REYNOLDS-VICE CHAIRPERSON  
ARTHUR REED -  
JAMES DARLING -ABSENT  
C. ROBERT LAING-ABSENT  
EDWARD CALLAHAN -  
ALEX ADELSON-  
ARTIE SHORT-ABSENT  
KRISTIN JANKE-DELAWARE COUNTY PLANNER

**OTHERS PRESENT:**

Mr. Doug Woodin, from Rowe, Woodin and Parsons surveying, Mr. & Mrs. Harold Cole, Ms. Donna (Fusscas) Martino, Mr. John R. Parrette and Mr. Dan Mayers.

**CALL TO ORDER:**

Meeting called to order at 7:30 pm

**APPROVAL OF MINUTES:**

The February minutes were reviewed and the following changes made AGENDA: Mr. & Mrs. Harold Cole acreage from 90 acres to 108 acres and Mrs. & Mrs. Harold Cole acreage from 3.3 acres to 2.94 acres. Mr. Reed made a motion to accept the minutes as corrected motion seconded by Mr. Winkler. Vote: All Aye- so carried.

**CORRESPONDENCE:** Mr. R. Eliash/William H. Doremus, 200 Jericho Tpke. P.O. Box 180, Jericho, N.Y. 11753 Re: Ackerly Farm Subdivision.

**AGENDA:**

First on the Agenda was a public hearing for Mr. & Mrs. Vincent Scinta (property located at 4989 County Highway #1, Tax map #259-1-28.24). Mr. Doug Woodin (Kaatskill Mountain Surveyors) was representing Mr. & Mrs. Scinta for a minor subdivision. Mr. Winkler made a motion to open the public hearing, motion seconded by Mr. Callahan. Vote: all-aye-so carried. Mr. Woodin explained that Mr. & Mrs. Scinta would like to split off a 1.9 acre parcel of land for their daughter. This would leave Mr. & Mrs. Scinta with 6.19 acres of land. Their daughter would be putting in a 28 foot x 38 foot Modular-Cape Cod two bedroom home. Mr. Woodin commented that the land is not in the flood zone and the soils report was submitted. He also explained that the septic would be a raised system and the road frontage was good. Mr. Reed asked if the driveway

would need a right-of-way. Mr. Woodin commented that it would not need one as it was a circular driveway. Mr. Winkler asked if there were any comments from the public. There were no comments. Mr. Reynolds made a motion to close the public hearing, motion seconded by Mr. Adelson. Vote: all-aye-so carried.

Next on the Agenda was a public hearing for Mr. & Mrs. Harold Cole (property located at 27944 State Highway 28, Tax map # 217-2-19.1) Mr. Doug Woodin (Kaatskill Mountain Surveyors) was representing Mr. & Mrs. Cole for a minor subdivision. Mr. Winkler made a motion to open the public hearing, motion seconded by Mr. Callahan. Vote: all-aye-so carried. Mr. Woodin explained that Mr. & Mrs. Cole would like to subdivide the land containing the shop, totaling 2.94 acres. Mr. & Mrs. Cole would have approximately 108 acres of land left. Mr. Woodin commented that the County had no issues with the subdivision, the road frontage was fine and that the septic would be a raised system. Mr. Winkler asked if there were any comments from the public. There was a discussion as to what kind of business would be put in. Mr. & Mrs. Cole explained that the new owners were Lew & Roxy Liddle and that the building would be for storage for their construction business. Mr. Winkler commented that to change the business there would have to be planning board review. After further discussion, Mr. Adelson made a motion to close the public hearing, motion seconded by Mr. Reynolds. Vote: all-aye-so carried. Mr. Reynolds made a motion to declare a negative declaration for SEQR for this application, motion seconded by Mr. Callahan. Vote: all-aye-so carried. Mr. Adelson made a motion to approve the minor subdivision of Mr. & Mrs. Harold Cole, motion seconded by Mr. Reed. Vote: all-aye-so carried.

Mr. Winkler asked if there was any further discussion on Mr. & Mrs. Vincent Scinta's subdivision. As there was no further discussion, Mr. Callahan made a motion to declare a negative declaration for SEQR for this application, motion seconded by Mr. Adelson. Vote: all-aye-so carried. Mr. Reynolds made a motion to approve the minor subdivision of Mr. & Mrs. Vincent Scinta, motion seconded by Mr. Callahan. Vote: all-aye-so carried.

Next on the Agenda was Mr. Dan Mayers, owner of Clementine Clothing. Mr. Mayers has a small clothing store. Mr. Jeff Bloomege is the owner of the building. Mr. Mayers rents a space in the building. Mr. Mayers presented a drawing to the board and has requested to put in windows in the front of the building. He commented that there were windows in front of the building previously. The Board discussed Mr. Mayers' and Mr. Bloomege's request and reviewed the building codes. The Board concluded that the request was an exempt activity under building code 5.6D2, #2 (minor non-structural activities on or adjacent to historic properties which by their nature will not threaten or detract from the character of the district).

Mr. Woodin discussed with the Board the Watershed Agricultural Council negotiating an easement on Mr. Richard Liddles property. The Board discussed floating lots with Ms. Janke, Delaware County Planner. Ms. Janke commented that the County had sent out letters on easements to landowners. The letter informed property owners that when retaining an "outparcel," it must be accessible and meet local land use regulations in order to be buildable.

Mr. Winkler commented that the Town Board been in contact with Mr. Michael Eliash. Mr. Eliash has a development in the Ackerly Farm subdivision. The Town Board and Planning Board agreed to accept the road as seasonal use until the valuation reaches \$1,000,000.

(see letter attached).

The Board discussed the renewed intrest of a development for Broadlands and reviewed the map. The Board plans on hearing more about the development in the future.

**EXECUTIVE SESSION: none**

**ADJOURN:** Motion made by Mr. Reed to adjourn the meeting at 8:25 PM, motion seconded by Mr. Callahan. Vote:All-Aye-so carried.

**Respectfully submitted**  
**Jo Ann M. Boerner**  
**Planning Board Clerk**