

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



MEETING DATE November 14, 2022

PRESENT:

**FRANK WINKLER CHAIRMAN-
JOHN REYNOLDS-
ARTHUR REED-via phone
BILL PALMER-
JOANNE CALLAHAN-ABSENT & EXCUSED
HARLAND DYE-
KATHERINE KEYS-
AL MOHR-BUILDING CODE INSPECTOR
KENT MANUEL-DELAWARE COUNTY PLANNER**

OTHERS PRESENT:

**Jeffrey P. Swett Catskill Regional Surveying Services ,PC
representing Julia Leisenring (minor subdivision/boundary line
adjustment) Cross Mountain Road
Nickolas Decker/JHA Companies representing Howard Kipnes
(major subdivision) Fall Clove Road
Lester Wright
Peter Calvert-Gazette**

CALL TO ORDER: Meeting Called to order at 7:00 PM

APPROVAL OF MINUTES

Motion made by Mr. Dye to accept the Oct. 17, 2022 minutes,

Motion seconded by Ms. Keys.

VOTE: all aye-so carried

CORRESPONDENCE:

AGENDA:

- First on the agenda was Mr. Dan Fancher-Catskill Regional Surveying, representing Mrs. Julia Leisenring

Public Hearing

Mr. Palmer made a motion to open the Public Hearing,

Motion seconded by Mr. Reynolds

VOTE: all aye-so carried

Mr. Fancher presented the map for a subdivision/boundary line adjustment

Property located on Cross Mountain Road

Mrs. Leisenring has 84.5 acres of land with her home

Requesting to separate 6 acres of land

As there was no comments from the Public, the following motion was made:

Mr. Reynolds made a motion to close the Public Hearing,

Seconded by Ms. Keys

VOTE-all aye-so carried

Mr. Manuel-Delaware County Planner commented that the minor subdivision/boundary line adjustment was approved by the County

Mr. Reynolds made a motion to declare a negative impact for SEQR for this application, motion seconded by Mr. Dye

VOTE: all aye-so carried

Motion made by Ms. Keys to approve the minor subdivision/ boundary line adjustment for Mrs. Julia Leisenring,

motion seconded by Mr. Palmer

VOTE: all aye-so carried

- Next on the agenda was JHA Companies
Nikolas Decker-representing Mr. Howard Kipnes
Sketch Plan Review for a Major Subdivision
property located at Fall Clove Road
Mr. Kipnes has 254.8 acres of land he would like to subdivide into 5
lots

Lot # 1 107.36 acres with his home

Lot # 2 89.36 acres of vacant land

Lot # 3 5.46 acres of vacant land

Lot # 4 4.08 acres of vacant land

Lot # 5 56.26 acres of vacant land

Mr. Kipnes land is also partially in the Delhi district

The application for a subdivision was submitted to the Town of Delhi
and approved

The Board had concerns on the driveway for lot #5

The access lot would be in the Town of Delhi

The access road would be in the Town of Andes

Concerns on the grade of the road and access for emergency
Vehicles

The Board discussed resubmitting the sketch plan review
showing access for the driveway through lot # 1,
also showing the grade of the road

Mr. Decker made corrections on the map and resubmitted
the plans to the Board

After reviewing the second plans the board concluded that in
Section 4.3 of the Town of Andes Subdivision Regulations

There has to be access to all lots

There is no access to lot #2

The Board suggested combing lot number two to lot number
#1 (with the house)

**Mr. Reynolds made a motion to deny the map that Mr. Decker
submitted for Mr. Kipnes, motion seconded by Mr. Palmer.**

VOTE: all aye- so carried

Mr. Manual Delaware County Planner commented that the County
will also review the second set of plans and make recommendations

Mr. Decker will continue working with Mr. Decker on the sketch
Plan review

MEETING ADJOURNED: 9PM

RESPECTFULLY SUBMITTED BY:

JO ANN BOERNER-ANDES PLANNING BOARD CLERK