

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



APPROVED

MEETING DATE October 17, 2022

PRESENT:

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

OTHERS PRESENT:

Richard J. Liddle
Catskill Regional Surveying Services, PC
representing Julia Leisenring (minor subdivision/boundary line
adjustment) Cross Mountain Road
Nicholas Decker/JHA Companies representing Howard Kipnes
(minor subdivision/boundary line adjustment) Fall Clove Road
Howard Kipnes
Lester and Cyndi Wright
Verna Dietrich-minor subdivision/boundary line adjustment
(Jones Hollow Road)

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

APPROVAL OF MINUTES:

Motion made by Mr. Palmer Palmer to accept the September 12 , 2022 minutes, motion seconded by Ms. Keys

VOTE: Mr. Winkler-abstained (he was not at the Sept. meeting)

Mr. Reed-aye

Mr. Dye-aye

Ms. Keys- aye

Mr. Palmer-aye

VOTE: so carried

CORRESPONDENCE:

AGENDA:

- First on the agenda was Richard and Claudette Liddle
Public Hearing
The Liddles have a 2.98 acre parcel of land across the road from there home
The adjoining property owner who owns land on that side of the road would like to purchase the 2.98 parcel of land
Property is on Fish Hollow
Mr. Palmer made a motion to open the Public Hearing, Motion seconded by Ms. Keys.
VOTE: all aye-so carried
Mr. Winkler/chairman asked if there were any comments from the Public
No comments
Mr. Dye made a motion to close the Public Hearing, seconded By Mr. Palmer
VOTE: all aye-so carried
Mr. Dye made a motion to declare a negative declaration for SEQR on the application, seconded by Ms. Keys
VOTE: all aye-so carried
Mr. Dye made a motion to approve the minor subdivision/ boundary line adjustment for Mr. and Mrs. Liddles request

Motion seconded by Ms. Keys :VOTE- all aye-so carried

- Next on the agenda was Mr. Dan Fancher-Catskill Regional Surveying, representing Mrs. Julia Leisenring
Requesting a minor subdivision/boundary line adjustment on property located on Cross Mountain Road
Mrs. Leisenring has 84.5 acres of land with her home
Requesting to separate 6 acres of land
Mr. Fancher submitted a request to only survey the 6 acres of land which would be sold
The request was made as in 2006 the total acreage was surveyed
**Mr. Reed made a motion to classify the application as a minor subdivision/boundary line adjustment, seconded by Ms. Keys
VOTE: all aye-so carried**
**Mr. Reed made a motion to approve the waiver to only survey the 6 acres of land being sold, motion seconded by Ms. Keys
VOTE: all aye-so carried**
**Mr. Palmer made a motion to forward the application to the County for review, motion seconded by Ms. Keys
VOTE: all aye- so carried**
**Mr. Palmer made a motion to hold the Public Hearing for Mrs. Leisenring on Nov. 14, 2022, seconded by Mr. Dye
VOTE: all aye- so carried**
- Next on the agenda was JHA Companies (Nikolas Decker-Representative) 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

On the sketch plan review showing the grade of the road

Mr. Kipnes and Mr. Decker will make corrections on the map
and present the sketch plan review at the November
Planning Board meeting

- Next on the agenda was Mrs. Vera Dietrick
Mr. Mohr-Building Code Inspector assisted Mrs. Dietrick in
submitting her plans for a Boundary Line Adjustment/Minor
Subdivision on 263 Jones Hollow Road
Mrs. Dietrick has 3.5 acres of land
She would like to turn into two lots
Her lot with her home, septic and well would be one lot on 1 acre of
land
The other lot she is giving to her son would be 2.5 acres of land
This lot also has a septic and well
**Mr. Reed made a motion to classify the application of
Mrs. Dietricks as a minor subdivision/boundary Line Adjustment
Motion seconded by Mr. Plamer
VOTE: ALL AYE-SO CARRIED**

As the total amount of the property is in Mrs. Dietricks name the
board determined it would not be required to hold a Public Hearing
Mrs. Dietrick will contact Mr. Victor Fairbairn-Surveyor to complete a
survey and present it to the Board when it is complete

- Mr. Kent Manual-Delaware County Planner Submitted
A request from NYC for a land acquisition off from Felton Road
in the Town of Andes
Mr. Manual advised the Board that the land will be acquired by NYC
The Planning Board has the option to request that the land will still be
allowed for recreational purposes
Snowmobiling, walking and hunting
**Mr. Reed made a motion requesting that NYC allow recreational
purposes for land acquired off from Fulton Road in the Town of
Andes, motion seconded by Ms. Keys
VOTE: ALL AYE-SO CARRIED**

MEETING ADJOURNED: 9:00 PM

RESPECTFULLY SUBMITTED BY:

JO ANN BOERNER-ANDES PLANNING BOARD CLERK