



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

MEETING DATE February 12, 2024

PRESENT:

HARLAND DYE-CHAIRMAN
FRANK WINKLER
ARTHUR REED-
BILL PALMER-
JOANNE CALLAHAN-
KATHERINE KEYS-
ERIC VANBENSCHOTEN-
AL MOHR-BUILDING CODE INSPECTOR-
KENT MANUEL-DELAWARE COUNTY PLANNER

OTHERS PRESENT:

Bud Gladstone (Town Supervisor)
Jason Frank

CALL TO ORDER: Meeting called to order at 6:00 PM

APPROVAL OF MINUTES:

Motion made by Mr. Winkler to accept the Jan. 8, 2023 minutes,
motion seconded by Mr. Vanbenschoten
Vote: all aye-so carried

CORRESPONDENCE:

AGENDA:

- First on the agenda was a Boundary Line Adjustment for 160 and 176 Main Street owned by Mr. Leo Koenig
Mr. Al Mohr, Building Code Inspector submitted the plans
Mr. Koenig is asking for a Boundary Line Adjustment to combine the houses so he can put in a one story addition
This would included a great room that connects the existing one family residence at 160 and 176 Main Street into one single family residence

The Board reviewed the plans and survey

Mrs. Callahan made a motion to waive SEQR for this application as the properties are in one persons name, motion seconded by Mr. Reed.

Vote: all aye-so carried

Mrs. Callahan made a motion

In the future if Mr. Koenig wants to take the houses apart and make them into two family homes again he would be required to come before the Planning Board, motion seconded by Mr. Reed

Vote: all aye-so carried

**Mrs. Callahan made a motion to approve the Boundary Line Adjustment for 160 and 176 Main Street, owner Mr. Leo Koenig
The motion is contingent upon before any construction Mr. Koenig is required to submit to the Town of Andes Planning Board a copy of the new deed, motion seconded by Mr. Reed**

Vote: all aye-so carried

- Next on the agenda was Travis Balcom (Tab Construction)
Mr. Balcom is in the process of buying the Catskill Harvest Fest building on Route 28
He presented his ideas for the building to the Board
He would leave the restaurant Pizzo's in the building where they

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He would put up a wall between Pizzo's for offices on the other side of the building

The offices would be for his business

He would look at the large vacant space in the lower part of the building for ideas for use

Mr. Balcom will come back to the Board at the March meeting for a Special Use Permit

He will also have plans on parking and lighting

Under the American Disability Act he would need no further upgrades if it stayed to the original use

- Next on the agenda was Mr. Leo Koenig
Mr. Koenig purchases 11 Delaware Avenue
He currently is renovating the inside of the building
He would like to put in a gallery, retail and pizza store
He would have a liquor license
When Mr. Koenig moves forward it would have to be determined by the Board if he would have to apply for a Special Use Permit

- Next on the agenda was Mr. Art Reed
Mr. Reed has two vacant lots on Fall Clove Road and would like to combine them
Lot # 17 has 6,866 acres and lot #18 has 7.283 acres
Lots are surveyed
Working with surveyor and will have a new deed
Will have more information next month

- Next on the agenda was Mr. Al Mohr-Building Code Inspector
Mr. Mohr discussed the the Board his concerns on the Local Law of the Town Of Andes that was adopted in 2001
The law states a 650 foot set back for cell towers(that would be a radius of a 40 to 50 foot parcel)

The Town Board is currently working with Verizon which would
Sell service to other carriers

Mr. Gladstone, Town Supervisor discussed with the Board
changing the set back to make a smaller radius

By making a small radius it would more attractive to sell and
purchase land for a cell tower

Mr. Kent manual, Delaware County Planner suggested to the
Board that he could look into the Local Laws of other adjoining
Towns on Cell Towers

Mr. Gladstone, Town Supervisor will be in contact with Mr. Manual
with updates

MEETING ADJOURNED 7:20 PM

JO ANN BOERNER-ANDES TOWN PLANNING BOARD CLERK