

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



APPROVED

**MEETING DATE** May 13, 2024

**PRESENT:**

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

**OTHERS PRESENT:**

Scott Seidenstock  
Victor Fairbairn (Surveyor, representing Ed Bacon)  
Rod de Qude  
Peter Calvert (Gazette)

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

**APPROVED MINUTES**

Motion made by Ms. Keys to accept the March 11, 2024 minutes,  
Motion seconded by Mr. Palmer

VOTE: all aye-so carried  
(no meeting in April)

**CORRESPONDENCE:**

## **AGENDA:**

- First on the agenda was Robert de Qude  
Two Boundary Line Adjustments on property located at 188 Main Street  
Mr. De Qude presented his plans to take down his current garage and build a new garage/studio behind adjoining property owners garage (Mr. and Mrs. John Andrews)  
Will not be commercial  
Mr. De Qude presented a map showing adjoining property owner Mr. and Mrs. John Andrews conveying 904 square feet of their land for Mr. De Qude to build his garage/studio  
Also, Andes Art Manor, LLC conveying 372 square feet of Mr. Koenigs land for Mr. De Qude to build his garage/studioP  
The new garage/studio will be 35X35 feet  
**Motion made by Ms. Keys to classify the application as a Boundary Line Adjustment, motion seconded by Mr. Winkler**  
**VOTE: all aye-so carried**  
**Mr. Vanbenschoten made a motion to schedule a Public Hearing for June 10, 2024, motion seconded by Ms. Keys**  
**VOTE: all aye- so carried**  
**Mr. Vanbenschoten made a motion to forward the application to the County for a 239 referral, motion seconded by Ms. Keys**  
**VOTE: all aye-so carried**  
**Motion made by Ms. Keys to waive the certified return receipts letters mailed to adjoining property owners (notifying them of the Public Hearing)**  
**Letters being waived as adjoining property owners Mr. and Mrs. John Andrews and Mr. Leo Koenig ( Andes Art, LLC) have signed statements in the file that they approve the conveyance of their properties**  
**Motion seconded by Mr. Vanbenschoten**  
**VOTE: all aye- so carried**

- Next on the agenda was Mr. Leo Koenig  
Property located at 11 Delaware Ave.  
Mr. Koenig was unable to attend the meeting and  
requested Mr. Robert Jan DeQude represent him  
Mr. Koenig is renovating 11 Delaware Ave.  
Would like to have a cafe/restaurant and art gallery  
The project is in the preliminary stages  
Mr. DeQude suggested that the Board would be welcomed to  
do a walk through of the building  
The Board discussed and thought it would be a good idea  
The walk through will be prior to next months meeting at  
6:30 PM  
Concerns was the outside deck being too close to the School  
as beer and wine would be served  
May not make State Setbacks for School  
Previous owners had entrance on the side  
Also, discussed was parking  
The Board thanked Mr. DeQude for the update
- Next on the agenda was Scott Seidenstock  
Discussion on a boundary line adjustment/minor subdivision  
Canada Hollow Road  
Has 35 acres would like to sell 22 acres to the City  
Would need a flag lot variance from the Zoning Board of  
Appeals  
Would need to be surveyed showing flag lot  
First needs to discuss plans with the Zoning Board  
before proceeding with a survey
- Next on the agenda was Mr. Victor Fairbairn (Surveyor)  
Representing Mr. Ed Bacon  
Mr. Bacon has two lots on Shaver Hollow road  
Total 150 acres  
Would like to sell 75 acres  
With the remaining acreage will need an area variance

for Road Frontage for access

Would like to survey only the parcel being sold

Will also be doing a perk test on parcel being sold

The Board determined before moving forward an application would need to be submitted

(prior to the meeting the Board acknowledged the following previously retired Board members for their service)

Mr. John Reynolds

Mr. Jim Darling

Mr. Art Reed

**MEETING ADJOURNED 7:50 PM**

**JO ANN BOERNER-ANDES TOWN PLANNING BOARD CLERK**