



APPROVED

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

MEETING DATE February 10, 2025

PRESENT:

BILL PALMER-ACTING CHAIRMAN
FRANK WINKLER-
JOANNE CALLAHAN-
KATHERINE KEYS-
ERIC VANBENSCHOTEN-
CYNDI WRIGHT
AL MOHR-BUILDING CODE INSPECTOR-ABSENT & EXCUSED
KENT MANUAL -DELAWARE COUNTY PLANNER

OTHERS PRESENT:

Bud Gladstone-Town Supervisor
Nicholas Frandsen PC representing Mr. Howard Kipnes
Jorge Monteagudo
Stephen Lyman
William Anstadt
Alfred Mohr
Peter Calvert- Andes Gazett

CALL TO ORDER: Meeting called to order at 7PM

APPROVED MINUTES

Mr. VanBenschoten made a motion to approve the Nov. 13, 2024 minutes, motion seconded by Mrs. Keys

VOTE:

Mr. Palmer-aye

Mrs. Wright-aye

Mr. Winkler and Mrs. Callahan were absent

Mr. VanBenschoten made a motion to accept the Jan. 13, 2025 Minutes, motion seconded by Mrs. Wright

VOTE:

Mr. Palmer-aye

Mr. Winkler-aye

Mrs. Callahan-aye

Mrs. Keys was absent

CORRESPONDENCE:

AGENDA:

- **First on the agenda was Howard Knipes**

Minor Subdivision

Public Hearing

6233 Fall Clove Road

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

Motion seconded by Mrs. Callahan

VOTE:

All aye-so carried

The Board reviewed the survey map for a Minor Subdivision

Keeping lot #1 tax map #257.-1-77 and tax map # 236.-3-12 for a total of 258.11 acres

Subdividing lots # 2-4.06 acres of land and lot #3 5.03 acres of land

New York City approved the perk tests

Soils are on the map

JHJ Engineers Surveyors created the map

Mr. Manual, Delaware County Planner commented that the application was previously submitted to the County

Adjoining property owners

Jorge Monteagudo, Stephen Lyman and William Anstadt had the following **concerns**:

Not being properly notified by certified return receipts

Mr. Palmer reviewed all of the return receipts and it was concluded that all property owners were notified

In error, one of the certified cards did not reach Mr. Lyman

Concerns on letting residents subdivide there land

The Board concluded that it is the property owners right to subdivide their land

If the land is sold and the new property owners want to build they would work with DEP and DEC

Also, concluded was if adjoining property owners are concerned about land being sold they could buy the land

If adjoining property owners are concerned about land being sold was going to be built on, they could buy the land to make sure it was not built on

Adjoining property owners, Mr. Monteagudo, Mr. Lyman and Mr. Anstadt thanked the Board for explaining the process of property owners in the Town of Andes subdividing their land

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

Motion seconded by Mrs. Keys

VOTE:

all aye-so carried

Mrs. Wright made a motion to declare a negative declaration for SEQR on the application of Mr. Knipes, motion seconded by Mrs. Keys

VOTE: all aye-so carried

Mrs. Wright made a motion to approve the minor subdivision application for Mr. Knipes, motion seconded by Mrs. Keys

VOTE: all aye- so carried

- Next on the agenda was Noah Ennis
Property on 1855 Davis Hollow Road
Mr. Alfred Mohr presented the following:
Mr. Ennis would like to build a new cabin
where he previously took down an older cabin
It would not be on the same footprint as the older
cabin because of parking
Mr. Ennis would be required to be referred to the
Zoning Board for a side setback variance
Zoning regulations require a 75 foot side setback variance
Mr. Ennis will have 45 feet
Mr. Ennis will be referred to the Zoning Board for a
30 foot variance
**Mrs. Wright made a motion to refer Mr. Ennis's
application to the Zoning Board for a variance,
motion seconded by Mrs. Keys**
VOTE: all aye-so carried

Next on the agenda was Misty Hollow Farms

Mr. Gerald Finklestein

1403 Mary Smith Road

Mr. Alfred Mohr presented the following:

Mr. Finklestein had previously wanted to put in

5 tiny houses on his property which has 500 acres

The City of NY denied his request as concerns
on septic systems

Mr. Finklestein has two houses on his property at
the present time

He would like to build a new house 2,500 square feet

The Andes Zoning Regulations in section 2.03 states
that 2 homes can be built on a single lot

The Planning Board determined that this is not a single
family request it is a complex of 3 houses that would be
on a 500 acre lot

Al Mohr, Building Code Officer will work with Mr. Finklestein

- **Mr. Palmer made a motion to refer Mr. Gregg Evans to the Town Board as a new Planning Board member, motion seconded by Mrs. Callahan**
VOTE: all aye-so carried

MEETING ADJOURNED 7:05 PM JO ANN BOERNER
TOWN OF ANDES
PLANNING BOARD CLERK