



APPROVED

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

MEETING DATE July 14, 2025

PRESENT:

**BILL PALMER-CHAIRMAN
FRANK WINKLER-
JOANNE CALLAHAN-ABSENT
KATHERINE KEYS-
ERIC VANBENSCHOTEN-
CYNDI WRIGHT-
GREG EVANS-**

OTHERS PRESENT:

**Bud Gladstone-Town Supervisor
Robert Abbate-Zoning Board Chairman
Christopher and Rebecca Schaumlöffel
Scott Seidenstock
Peter VanAlstyne-Braun Surveying-
(representing Andes Property Co. LLC.
Peter Calvert- Andes Gazette**

CALL TO ORDER: Meeting called to order at 7PM

APPROVED MINUTES

**Motion made by Mr. Winkler to approve the March 10, 2025 minutes,
motion seconded by Mr. VanBenschoten**

VOTE: Mr. Palmer-aye

Mrs. Wright-aye

Mr. Evans-aye

**Mrs. Keys abstained as she was not at the March meeting
so carried**

**(Due to no agenda for April or May there was no Planning Board
Meeting.)**

CORRESPONDENCE:

AGENDA:

- First on the agenda was
Andes Property Company LLC-represented by Mr. Peter VanAlstyne
Surveyor from Richard Braun Surveying Company
The Board reviewed the map submitted by Mr. VanAlstune for
parcels 103 and 119 main street
Businesses of the Andes General Store and the Record/Architecture
Business
The Andes General Store is currently for sale
Andes Property LLC would like to make a new Boundary Line
Adjustment
This would make the parking lot for the General Store larger and

have a right away for an employee to park at the record shop
**Mr. VanBenschoten made a motion to memorize the
right of way on the survey map with maintenance
also, need notarized letter of representation form from
Andes Property Company, LLC stating that Peter VanAlstyne
Surveyor from Richard Braun Surveying can represent
Andes Property Company, LLC
Motion seconded by Mr. Evans
Vote: all aye-so carried**

Next on the agenda was Mr. Scott Seidenstock
Property located at 1731 Canada Hollow Road
Minor Subdivision
Mr. Seidenstock presented his plans to subdivide his property
Currently has 34.93 acres
Proposing to sell 22.00 acres to NYC
Just submitted the sketch plan for review
Land Surveyor is Nick Gulla from The Associates Land Surveyors
The Survey is currently not done
The Board concluded per Subdivision Regulations the property to be
sold to NYC would require a perk test
**Mrs. Wright made a motion to classify the sketch plan review as
a Minor Subdivision, motion seconded by Mrs. Keys
Vote: all aye-so carried**

Next on the agenda was Rosemary Schaumlöffel-Irrevocable Trust
Represented by Power of Attorney- Mr. Christopher Schaumlöffel
Mr. Schaumlöffel presented a map for a minor subdivision on
property located at 33 William Road
The map was completed several years ago and they would like to
move forward
148 acres of land
Subdividing 3.038 acres of land to Christopher and Rosemary
Schaumlöffel
Mr. Winkler made a motion to waive surveying the total

148 acres, all that would be required is to survey the 3.038 acres

that is being sold.

motion seconded by Mr. Evans

Vote: all aye-so carried

**Motion made by Mrs. Keys to schedule a Public Hearing for
Aug. 11, 2025 at 7PM, motion seconded by Mr. Evans**

Vote: all aye-so carried

Next on the agenda was Camp L'man Achia

Perch Lake Road

Mr. Zachary Haverly-Ande Town Building Code Inspector

Mr. Haverly contacted the Andes Town Planning Board to
inform them that the camp has proposed to change a
sleep quarters into a game room

There are several sleep quarters at the camp

As it is seasonal they are not insulated

NYS Energy Code requires insulation

The camp has been there for several years

The Board had an informal discussion and had no objection
that the game room would not have insulation due to it is a
seasonal camp

Next on the agenda was affordable housing for Andes

initiated by Cindi Wright- Andes Town Planning Board member

Key notes to meeting:

Section 8 low income housing

Discussing with local Mark Project

The expenses of affordable housing

Would require to be close to local septic and water

Greg Evens- Planning Board member and employed by SUNY Delhi
Tech in Architecture, would be willing to work on plans for affordable
housing

The Board concluded in the future meetings of the Town of Andes Planning Board continue discussions on affordable housing would be discussed

MEETING ADJOURNED : 7:40 PM

RESPECTFULLY SUBMITTED

MRS JO ANN BOERNER

ANDES PLANNING BOARD CLERK