# Town of Catskill Zoning Board of Appeals

**Monthly Meeting**

September 27, 2023 6:00PM

439 Main St. Catskill

**Present:** Chairman- Gary Harvey, Vice Chairman-Ben Decker ( entered at 6:20 pm) Lee Heim, Albert Gasparini**,** Shravan Parvathaneni, Patricia Case-Keel-Zoning Board Secretary.

**All Present:**

**Roll Call Vote:**

**Chairman- Gary Harvey Present**

**Ben Decker Present**

**Vice Chairman Lee HeimPresent**

**Albert Gasparini Present**

**Shravan Parvathaneni Present**

Mr. Heim made a motion to accept the meeting minutes of July 26, 2023 as Written, seconded by Mr. Decker

5 Ayes 0 Nays 0 Absent Motion Carried.

**OPENING OF PUBLIC HEARING: 6:05 PM**

**Area Variance V-9-2023 Gjergji Enterprise LLC 746 Rt.23B, Leeds**

Chairman Gary Harvey opened the Public Hearing for Area Variance V-9-2023 Gjergji Enterprise LLC 746 Rt. 23B . The Notice of Public Hearing was published in the Daily Mail on September 21, 2023 and September 23, 2023

**NOTICE OF PUBLIC HEARING**

The Town of Catskill Zoning Board of Appeals will hold a Public Hearing pursuant to Article 16-14 of the Town of Catskill Zoning Laws to allow adjustment for lot lines for existing structures, and minimum lot size owned by Gjergji Enterprise LLC located at 746 Rt. 23B, Catskill. Application Area Variance V-9-2023 Tax Map # 138.15-1-11.1 The Public Hearing will be held on the 27th day of September 2023 At 6:05 PM, at the Town Hall located at 439-441 Main Street, Catskill, NY.to allow public comment on the application .The above application is open for inspection at the Office of the Zoning Board of Appeals located at 439 Main Street, Catskill, New York between the hours of 10:00 a.m. and 2:00 p.m. Monday – Friday , or by appointment. The public is also welcomed to attend the Public Hearing through digital Zoom platform. Detailed information for the Zoom platform will be posted on the Zoning Board meeting agenda on the Town website By order of Gary Harvey Chairman, Zoning Board of Appeals, Town of Catskill

The Board has conducted a site visit.

The applicant submitted the green card for the certified mailing .

The applicant is requesting a variance for two pre exiting parcels containing a single family dwelling and the second containing a restaurant. The Planning Board referred the applicant to the Zoning Board in the process of applying for a lot line adjustment, because of the existing non-conforming lot size and, setbacks between the 2 parcels and the parcels not conforming to zonings required acreage.

Mr. Harvey asked 3 times if there were any questions or comments regarding V-7-2023.

There were no questions or comments.

Mr. Gasparini made a motion to close V-7-2023, seconded by Mr. Decker

5 Ayes 0 Nays 0 Absent 0 Abstained Motion Carried.

**NEW BUSINESS:**

**Area Variance V-7-2027 Katherine Lutz 1014 Cairo Junction Rd. Extension, Catskill.**

The Board reviewed the Findings and Decision with all answered “No”

Mr. Harvey asked if there was any correspondence from any of the neighbors regarding this application.

Mrs. Keel answered “No”.

Mr. Gapsarini made a motion to approve V-7-2023. Seconded by Mr.Parvathaneni

5 Ayes 0 Nays 0 Absent 0 Abstained Motion Carried.

**Area Variance V-9-2023 Gjergji Enterprise LLC 746 Rt. 23 B, Leeds**

Charles Holtz was representing the applicant at tonight’s meeting. The applicant is requesting a variance for two pre exiting parcels containing a single family dwelling and the second containing a restaurant. The Planning Board referred the applicant to the Zoning Board in the process of applying for a lot line adjustment, because of the existing non-conforming lot size and, setbacks between the 2 parcels and the parcels not conforming to zonings required acreage. The applicant had submitted an application and plans.

The Board reviewed the plans.

Mr. Harvey recommended the applicant amend the application , variance key , and plans to include all of the existing nonconforming setbacks, and stated because the parcels are preexisting the fact that the 2nd parcel does not meet the lot size requirement ,the understating for approval is based on the proposed lot line adjustment will be improving the preexisting conditions .

Mr. Heim made a motion to schedule a Public Hearing to be held on September 27, 2023 at 6:05 PM , seconded by Mr. Gasparini

5 Ayes 0 Nays 0 Absent 0 Abstained Motion Carried.

**OTHER BUSINESS:**

Mr. Decker made a motion to Adjourn, seconded by Mr. Heim

4 Ayes 0 Nays 0 Absent 1 Abstained Motion Carried.

**Meeting Adjourned at 6:40PM**

***Sincerely***

***Patricia Case –Keel***

***Zoning Board Secretary***

***Approved as Written 9/27/23***

: