# Town of Catskill Planning Board

Planning Board Meeting

October 10, 2023 6:30 PM

Town Hall 439 Main St. Catskill

**Present:** Chairwoman-Teresa Golden, Jay Lesenger, William DeLuca, Angelo DiCaprio, Secretary-Patricia Case-Keel.

**Absent** Vice Chairman- Larry Federman, Bridgett Hernandez, Laurie Sprague –Schmidt

**Also Present**: Ted Hilscher (Town Attorney)

Chairwoman Teresa Golden opened the meeting with the Pledge of Allegiance to the flag.

Ms. Golden stated the next planning board meetings will be held on October 24, 2023 and November 28, 2023. For those applications that require referral to the Greene County Planning Board, their next meetings are scheduled for November 15th and December 20, 2023. Please note that Greene County requires all referrals with supporting documentation (including full-sized drawings) to be sent 12 days prior to their meeting.

As is our practice, I’d like to remind everyone that during our public meetings (including public hearings), the board respectfully asks that all public comment speakers give their name, address, and organization (if any) and keep true to the purpose of the public hearing. . Remarks should be addressed to the entire planning board and not to any specific member. Speakers should present their remarks in a courteous manner and observe accepted rules of decorum, dignity and good taste and may not make personal comments unrelated to the public meeting agenda about public officials, town residents, or other members of the public. Speakers who disregard these rules, disturb the peace at a meeting, make impertinent or slanderous remarks, or generally conduct themselves in an inappropriate manner, shall be barred from further participation and will forfeit any balance of time remaining for their comments. Thank you.

**Opening of Public Hearing at 6:35 PM.**

**Special Use Permit SUP-9-2023 Greene County Visitor Center 705 County Rt. 23B, Leeds**

Ms. Golden opened the Public Hearing for SUP-9-2023 Grene County Visitor Center 705 County Rt. 23B, Leeds The Notice of Public Hearing was published in the Daily Mail on October 5, 2023 and October 6, 2023.

**NOTICE OF PUBLIC HEARING**

**The Town of Catskill Planning Board will hold a Public Hearing on application Site Plan Review SPR-7-2023 pursuant to Section 160-14 of the Town of Catskill Zoning Code to allow the redevelopment of Stewarts Shop for use as Greene County Visitors Center on lands owned by Stewarts Shop Corp. at 705 County Rt. 23B ,Leeds NY Tax Map # 138.00-17-1.2 The Public Hearing will be held on the10th day of October ,2023 at 6:45 PM, at the Town of Catskill Town Hall , 439 Main Street. Catskill NY. The Public is also welcomed to attend through the digital Zoom.com platform. Detailed information for the Zoom platform will be posted with the Planning Boards Meeting Agenda on the Towns website. Written and oral comments will be accepted until the close of the public hearing. The above application is open for inspection at the Planning Board Office located at 439 Main Street, Catskill, New York between the hours of 10:00 a.m. and 2:00 p.m. Monday - Friday By order of Teresa Golden Chairwoman, Planning Board, Town of Catskill**

Mr. VanSchaack gave a brief overview view of the project. The IDA is requesting site plan approval in order to relocate the Greene County Visitor across the street from its current location, to where the Stewarts Shop is currently located, for the use as the Visitor Center. Once the Stewarts Shop relocates to its new site, they will be responsible for all remediation of the remaining gas tanks.

The applicant submitted the green cards for the certified mailing.

Ms. Golden asked if the applicant has the required list for native plantings.

Mr. VanSchaack answered he will submit a list as a condition of approval.

Ms .Golden asked if there were any questions or comments regarding SUP-9-2023.

There were no questions or comments.

Mr. Lesenger made a motion to close the Public Hearing for SUP-9-2023, seconded by Mr. DeLuca

Ayes 4, Nays 0, Absent 3, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 6:50PM**

**Opening of Public Hearing at 6:50 PM.**

**Site Plan Review SPR-6-2023 Brian Ryan 24 North Jefferson Avenue, Catskill.**

Ms. Golden opened the Public Hearing for SPR-6-2023 Brian Ryan, 24 North Jefferson Avenue, Catskill. The Notice of Public Hearing was published in the Daily Mail on October 5, 2023 and October 6, 2023.

**NOTICE OF PUBLIC HEARING**

**The Town of Catskill Planning Board will hold a Public Hearing on application Site Plan Review SPR-6-2023 pursuant to Section 160-12 of the Town of Catskill Zoning Code to allow the construction of a 4 family dwelling on lands owned by Brian Ryan. at 24 North Jefferson Ave., Catskill NY Tax Map # 155.02-3-8 The Public Hearing will be held on the10th day of October ,2023 at 6:50 PM, at the Town of Catskill Town Hall , 439 Main Street. Catskill NY. The Public is also welcomed to attend through the digital Zoom.com platform. Detailed information for the Zoom platform will be posted with the Planning Boards Meeting Agenda on the Towns website. Written and oral comments will be accepted until the close of the public hearing. The above application is open for inspection at the Planning Board Office located at 439 Main Street, Catskill, New York between the hours of 10:00 a.m. and 2:00 p.m. Monday – Friday**

The applicant submitted the green cards for the certified mailing.

Mr. Ryan gave a brief overview on this project. The applicant is requesting site plan approval to construct a 2 story, 4-unit, 1 bedroom apartment building on .207 acres

Ms. Golden asked if there were any questions or concerns regarding SPR-6-2023.

Mr. Lesenger made a motion to close the Public Hearing for SPR-6-2023, seconded by Mr. DiCaprio

Ayes 4, Nays 0, Absent 3, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 6: 52 PM**

**OLD BUSINESS:**

**Special Use Permit SUP-9-2023 Greene County Visitor Center 705 County Rt. 23B, Leeds**

Ms. Golden asked if any of the Board members had any questions or comments regarding SUP-9-2023.

Mr. DeLuca made a motion to accept the application and plans as final for SUP-9-2023, seconded by Mr. Lesenger

Ayes 4, Nays 0, Absent 3, Abstained 0 **Motion Carried.**

Mr. Lesenger made a motion to adopt the resolution approving SUP-9-2023 as amended, seconded by Mr. DeLuca

Ayes 4, Nays 0, Absent 3, Abstained 0 **Motion Carried.**

**Site Plan Review SPR-6-2023 Brian Ryan 24 North Jefferson Avenue, Catskill.**

Ms. Golden asked in regards to the results for the water flow test.

Mr. Ryan answered he has established an escrow with the Town of Catskill but does not have any results from the Department of Water Works yet.

Ms. Golden stated the Town Highway Superintendents has indicated it is Illegal to back out onto a Town Road, and therefore it would be recommended to post a sign for “No backing out onto road”.

Mr. DiCaprio stated there is a concern the water line may not be big enough to service this project and also the existing lines may be led pipes.

Mr. Ryan stated he had spoken with the Code Enforcement Officer and was advised that a collector tank may resolve the issue regarding the lack of water pressure.

Mr. DeLuca reviewed the SEQRA Part 2, with all answers being “No or small impact”

Mr. Lesenger made a motion declare a Negative Declaration for SPR06-2023, seconded by Mr. DeLuca

Ayes 4, Nays 0, Absent 3, Abstained 0 **Motion Carried.**

Ms. Golden stated there is a concern regarding any tree cutting on the site and the applicant may want to contact the Highway Superintendent regarding this matter .Before the Board makes a determination on this project the Planning Board Clerk will reach out to the Department of Water Works and the Code Enforcement Office for confirmation regarding the use of a holding tank in order to address the issue with the water pressure.

**Site Plan Review SPR-4-2023** **Good Company Local Market, 791 Rt. 23B, Leeds.**

There was no one representing SPR-4-2023 at tonight s meeting.

**Special Use Permit SUP-6-2023 Volosk 106 Volosk Road, Catskill.**

Ms. Golden stated since she is recusing herself from the review of this project, the Board would not have a quorum, and therefore would not be able to take any action on this application at tonight’s meeting.

**Lot Line Adjustment SUB-17-2023** **Gjerji Enterprise LLC 8 Forest Hill Ave, Leeds.**

Charles Holtz was representing the applicant at tonight’s meeting. The Applicant had been before the Planning Board on August 22, 2023 and was referred to the Zoning Board regarding a preexisting parcel that did not meet the minimum lot size requirement, along with existing setbacks that were nonconforming. The applicant had gone before the Town of Catskill Zoning Board and on September 27, 2023 obtained all of the required variances for the setback requirements, and also the nonconforming lot size in order to improve availability for parking access.

The Board reviewed the plans.

Mr. Lesenger made a motion to approve SUB-17-2023, seconded by Mr. DiCpario

Ayes 4, Nays 0, Absent 3, Abstained 0 **Motion Carried.**

**Subdivision SUB-18-2023 The Nest Mossy Hill Road , Catskill.**

Ms. Golden gave a brief overview of the project to date.

Darren Elsom from Kaaterskill Associates was representing this application at tonight’s meeting, On April 25, 2023 the applicant was granted preliminary approval from the Planning Board for a

6-lot major subdivision. At this time the applicant has resubmitted the plans for final approval

Mr. Elsom stated he has been working with Delaware Engineering regarding the SWPP, monuments, fee for recreational park, and road designs, and at this time he believes all the required information and approvals have been satisfied up to date with the exception for the recommendations submitted by Delaware Engineering’s memo dated November 10, 2023.

Mr. Hilscher stated Items #4, #5,#7,# 8,and #9 from the memo, should be added to the plat, and then once the Towns Engineer indicates the information has been satisfied; the Chairwoman can sign the final plat .

Mr. Elsom sated line item # 5 requires satisfying Greene County Water and Soil requirements however Greene County does not have Water and Soil requirements so the only approval obtainable will be from DEC.

Ms. Golden stated once the applicant can submit the amended plat with all of the required notes the Board can make a final determination for this project and thanked the applicant.

**NEW BUSINESS:**

**Subdivision SUB-4-2023 Catskill Golf Resort 27 Brooks Lane, Catskill (Request Extension)**

There was no one present to represent this application at tonight’s meeting.

Ms. Golden stated this application had been granted preliminary approval from the Planning Board on March 28, 2023 with conditions for final approval. On September 20, 2023 the Board had received a letter from the applicant requesting a 90 extension in order to satisfy one of the conditions form the preliminary plat and continue working with the Town Board and the Town’s engineer to extend the water and sewer district for the parcel on the east side of Brooks Lane.

Mr. DeLuca made a motion to grant a 90 day extension for SUB-4-2023, seconded by Mr. Lesenger

Ayes 4, Nays 0, Absent 3, Abstained 0 **Motion Carried.**

**Lot Lind Adjustment SUB-18-2023 Harvey & Patricia a Laverty 63 Malden Avenue, Catskill**

Bill Eangle from Praetorius and Conrad Engineering was representing the applicant at tonight’s meeting along with Kim DePietro owner of parcel whose receiving the conveyed lands. The applicant is requesting the conveyance of .5 acres form a 2.503 acre parcel to an existing 1.98 acre parcel creating a1.107 acre parcel and a 1.622 acre parcel . The reason for this request is in order improve ability of the parcel and meet set back requirements. The applicant had submitted an application, EAF and plans.

The Board reviewed the plans.

Ms. Golden asked whether the setback form the original boundary line is nonconforming the requested lot line adjustment also non-conforming and thus whether this application should be sent to the Zoning Board for a variance.

Mr. Hilscher answer since the boundary line to the shed is already non-conforming the Board would not be approving and creating a nonconforming boundary line and will actually be improving a nonconforming boundary line.

Mr. Lesenger made motion to approve SUB-18-2023, seconded by Mr. DeLuca

Ayes 4, Nays 0, Absent 3, Abstained 0 **Motion Carried.**

**Sketch Conference Site Plan Review SPR-7-2023 Will Rustick 6 Vosenkill Road, Catskill**

Will Rustick was in attendance at tonight’s meeting. The applicant is requesting a site plan review in order to erect a 40x 60 garage to be used for a boat shrink wrapping and storage business on a 2.4 acre parcel. The applicant had submitted an application and a sketch plan.

The Board reviewed the sketch.

Mr. Rustick stated the building will be used for working on the boats and storage for material there will be no store or retail at this time.

Mr. DiCaprio stated the applicant may want to consider moving the egress and ingress due to the proximaty to the Rt. 9W.

Mr. DeLuca sked if the applicant will be fencing around the site.

Mr. Rustic answered “Yes”.

Ms. Golden asked if the applicant has any plans for plantings or screening.

Mr. Rustic answered “No”. At this time there will only be a building on the site and no septic.

Ms. Golden stated as part of a complete site plan review the applicant should identify on the plans where there may be a future septic and future well, traffic flow, EAF.

**Sketch Conference Special Use Permit SUP-9-2023 4880 Rout Group Inc,4880 Rt.32 ,Catskill**

Richard Roth from Roth Engineering was representing the applicant at tonight’s meeting. The applicant is requesting a sketch conference in order to get a special use permit, and thus obtain a certificate of occupancy for 2 existing units containing a total of 68 rooms, that were used as time shares and now they would like to use them as motel or Air B&B. The applicant submitted an application and sketch plan.

The Board reviewed the sketch plan.

Mr. Hilscher stated the Board will need something in writing from DEC and DOH regarding the preexisting septic.

Mr. DiCaprio stated there may be a concern for parking because in the past the occupants were often shuttled in.

Ms. Golden stated in order for this application to move forward the applicant will have to submit a full site plan, establish an escrow account with the Town Engineer, there will be signage required regarding the ponds not having life guards, the width of the roads must be added to the plans. The Town Engineer will confirm the integrity of the existing bridge as part of the review as well.

**Sketch Conference SPR-9-2023 Car Star Collision 4834 Rt. 32. Catskill.**

Mike Manning is the owner of the site and was in attendance at tonight’s meeting. The applicant is requesting a site plan review in order to add the use of an auto body shop to a multi-use building currently being used as a carpet supply store and a power washer company. The Auto body shop will be by appointment only. The applicant submitted an application and a sketch plan.

The Board reviewed the plans.

Mr. DiCaprio asked if the applicant owned the storage container on the property.

Mr. Manning answered “yes”, but he does not rent them out for storage.

Ms. Golden stated the site plan does not contain all of the required information called out on the site plan review checklist. The plans should indicate zoning, side setbacks, location of outdoor storage, and hour of operation, also the specifications for the lighting, and all of the application checklist completed. Once the applicant submits all of the required information, the application can move forward.

**OTHER BUSINESS:**

Ms. Golden stated once the Towns Attorney has had a chance to review the Planning Boards Governing Rules the Board will plan on discussing changes.

Mr. Lesenger made a motion to approve the July 25, 2023 Meeting minutes as amended, seconded by Mr. DeLuca

Ayes 4, Nays 0, Absent 3, Abstained 0 **Motion Carried.**

Mr. DICaprio made a motion to approve the August 22, 2023 meeting minutes as amended, seconded by Mr. DiCaprio

Ayes 4, Nays 0, Absent 3, Abstained 0 **Motion Carried.**

Mr. DeLuca made a motion to close tonight’s meeting, seconded by Mr. Lesenger

Planning Board meeting ended at 8:40 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Amended 11/28/2023