# Town of Catskill Planning Board

Planning Board Meeting

October 24, 2023 6:30 PM

Town Hall 439 Main St. Catskill

**Present:** Chairwoman-Teresa Golden, Bridgett Hernandez, Laurie Sprague –Schmidt

William DeLuca, Angelo DiCaprio, Secretary-Patricia Case-Keel.

**Absent** Vice Chairman- Larry Federman, Jay Lesenger.

**Also Present**: Ted Hilscher (Town Attorney) Adam Yagelski (Town Engineer).

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 November 28, 2023 and December 19, 2023. For those applications that require referral to the Greene County Planning Board, their next meetings are scheduled for 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.

**OLD BUSINESS:**

**Site Plan Review SPR-6-2023 Brian Ryan 24 North Jefferson Avenue, Catskill (Board Discuss Determination)**

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 a pre-exisitng .207 acers. The Board had held a Public Hearing for this application on October 10, 2023 and with no questions or comments from the public, the public hearing was closed and the Board declared a negative declaration. However the Board rescheduled this application for tonight’s meeting in order to obtain additional information from the Village Superintendent for the Department of Water Works.

Ms. Golden stated the Board has received recommendations from the Superintended from the Village Water Works, and the Town of Catskill Code Enforcement Officer which indicated the Planning Board may move forward with making a determination for this application, while a flow test will be conducted, as there is alternative to addressing the issue with the water if the flow test fails.

Mr. DeLuca made a motion to accept the plans and application as complete, seconded by Ms. Sprague- Schmidt

Ayes 5, Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Mr. DeLuca made a motion to approve SPR-6-2023, seconded byMs. Sprague- Schmidt

Ayes 5, Nays 0, Absent 2, Abstained 0 **Motion Carried.**

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

Dennis Kanuk is the applicant for this request for a site plan review. The applicant is proposing to renovate the existing service station located on the site and turn it into a market and café, as well as to place a 76’ vintage dinning car on north end of the parcel. The applicant submitted revised plans and a rendering on September 22, 2023.

The Board reviewed the plans.

Mr. Kanuk stated the project will require the relocation of the drainage pipe and has been in contact with the Greene County Highway Department, who suggested the pipe be relocated first and then a survey conducted, due to any possible issues regarding the topography and then the easement will be amended to indicate the new location.

Ms. Golden asked if 17 parking spaces will be enough parking for customers. Also there is a concern that customers may try and back out onto Route 23B

Mr. Kanuk answered there is a potential to grade an additional area on the north side of the parcel for more parking. As far as egress onto Route 23B, there is a sufficient radius for a 3 point turn. He will submit an overlay to show the ability for a 3 point turn.

Mr. Yagelski referred to his comments submitted to the applicant on July 12, 2023 recommended a one way ingress and egress, and asked if lateral parking had been considered.

Mr. Kanuk answered a one way entrance and exit would reduce the ease of accessing for customers, and lateral parking would reduce 3 of the potential parking spaces.

Mr. Hilscher asked if the applicant could submit something in writing form the Greene County Highway Department indicating approval for the access onto the site.

Board discussed requirement for curbs.

Ms. Sprague- Schmidt stated there are no curbs in the hamlet of Leeds except for the Stewart’s Shop , and also there a potential for individual’s to have accidents by hitting the curbs.

Mr. Kanuk reviewed with the Board the layout for overflow parking, and stated if the overflow parking were to be developed he would return to the Board in order to amend the site plan.

Ms. Sprague Schmidt stated the applicant may have an issue with the customers from the restaurant across the street parking in the applicants parking area.

Ms. Sprague –Schmidt make a motion to accept the plans as preliminary with the condition for the applicant to submit the plans for the traffic flow, and a letter from the Greene County Highway Department, Seconded by Mr. Dicaprio

Ayes 5, Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Mr. DeLuca made a motion to schedule a Public Hearing for SPR-4-2023 to be held on November 28, 2023 at 6:40 pm, Seconded by Mr. DiCaprio

Ayes 5, Nays 0, Absent 2, Abstained 0 **Motion Carried.**

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

Richard Roth is an engineer from Rothe Engineering and was representing the applicant at tonight’s meeting. The applicant is requesting a special use permit in order to convert a single family dwelling into a 4 family dwelling. The applicant submitted revised plans on September 9, 2023.

Board members Jay Lesenger and Vice Chairman – Larry Federman,had conducted a site visit on July 15, 2023 to verify adequacy of the private road.

Ms. Golden recused herself from the review of SUP-6-2023.

Mr. DiCaprio made a motion for Bill DeLuca to oversee this application with the absence of Larry Federman – Vice Chairman, and the Chairwoman – Teresa Golden recusing herself, Seconded by Ms. Sprague – Schmidt

Ayes 4, Nays 0, Absent 2, Abstained 1 **Motion Carried.**

The Board reviewed the plans.

Mr. DeLuca stated one of the concerns that noted from the site visit was the visibility for traffic on Cauterskill Road, and vehicles exiting the private road.

Mr. Roth stated the private road is at the top of the hill so the visibility is good except for a few blind spots.

Mr. DeLuca stated the Board will require something in writing from the Code Enforcement Officer that the Road was built to Town Specifications.

Ms. Sprague- Schmidt made a motion to declare SUP-6-2023 and an unlisted and uncoordinated review and declare the Town of Catskill as Lead Agency, seconded by Mr. DiCaprio

Ayes 4, Nays 0, Absent 2, Abstained 1 **Motion Carried.**

Ms. Sprague-Schmidt made a motion to accept the plans as preliminary, seconded by Ms. Hernandez

Ayes 4, Nays 0, Absent 2, Abstained 1 **Motion Carried.**

Ms. Sprague-Schmidt made a motion to schedule a Public Hearing for SUP-6-2023 to be held on December 19, 2023 at 6: 35 pm, seconded by Ms. Hernandez

Ayes 4, Nays 0, Absent 2, Abstained 1 **Motion Carried.**

**Subdivision SUB-18-2022** **The Nest Mossy Hill Road, Catskill.**

Darren Elsom was representing the applicant at tonight’s meeting. The applicant is requesting a major subdivision for a 6 lot subdivision. The Board had held a Public Hearing for this application along with requested waivers on April 25, 2023, closed the public hearing and approved the project as preliminary. The applicant submitted the final plans on October 10, 2023.

The Board reviewed the plans.

Mr. DeLuca made a motion to accept the resolution as amended approving the final plans and application for SUB-16-2023, seconded by Ms. Sprague- Schmidt.

Ayes 5, Nays 0, Absent 2, Abstained 0 **Motion Carried.**

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

Richard Roth from Roth Engineering was representing the applicant at tonight’s meeting. The applicant is requesting this Special Use Permit in order to obtain a certificate of occupancy for 2 existing units containing a total of 78 rooms, that were used as time shares and now they would like to use them as a motel or Air B&B. The applicant had submitted the application check list and also the required escrow for Delaware Engineering.

Mr. Roth stated he has forwarded the Town Attorney questions regarding the right of way to the applicant attorney.

Mr. Hilscher stated the plans should indicate clearly which entrance the project site will be using for access.

Mr. Roth gave a brief overview on the project. The site consists of 2 buildings,Both will require updates on the interior. The septic currently serves other properties as well and will require DEC, and DOH approval for a public utilities. As part of the project the issues regarding lighting, parking, access, and the bridge will be addressed. He also believes the number of rooms may be downsized.

Mr. Yagelski briefed the applicant on building requirements and the potential for code enforcement requirements potentially requiring the site plan to change.

Ms. Golden stated the plans must reflect the 4th parcel and all of the structures on it, and a plat showing the access.

Mr. Hilscher stated he has sent a letter to the applicant’s attorney recommending the applicant consider obtaining approval for all of the activities on the parcel to prevent any uses from being approved is an illegal activity is found to be operating without required approvals.

Ms. Golden stat6ed the Board will start the SEQR once the updated plans are submitted and will also have the Towns Engineer review them and make recommendations as required.

**Site Plan Review SPR-9-2023 Car Star Collision 4834 Rt. 32. Catskill.**

There was no one representing this application at tonight’s meeting.

**NEW BUSINESS:**

**Sketch Conference Lot Line Adjustment SUB- 19-2023 Mathew Smith 1186 High Falls Road, Catskill.**

Gary Harvey was representing the applicant at tonight’s meeting. The applicants are requesting the conveyance of .97 acres to a 14.54 acre parcel creating 15.51 acre parcel. The applicant has submitted an application and plans.

The Board reviewed the plans.

Mr. DiCaprio made a motion to approve SUB-19-2023, seconded by Mr. DeLuca

Ayes 5, Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**OTHER BUSINESS:**

Ms. Golden stated she would like to remind Boar members of the upcoming training on October 26, 2023 at Columbia Greene Community College regarding Land Use. Also she would also like to remind Board members if they are unable to attend a scheduled meeting, to please notify the Planning Board Office.

October 10, 2023 meeting Minutes was tabled.

Mr. DeLuca made a motion to close tonight’s meeting, seconded by Ms. Sprague- Schmidt

Planning Board meeting ended at 7:41 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Amended 11/28/2023