# Town of Catskill Planning Board

Planning Board Meeting

April 25, 2023 6:30 PM

Town Hall 439 Main St. Catskill

**Present:** Chairwoman-Teresa Golden, Vice Chairman- Larry Federman, William DeLuca, Angelo DiCaprio,

Laurie Sprague – Schmidt (Alternate), Brittany Williams, Bridgett Hernandez,

Secretary Patricia Case-Keel.

**Absent:** Jay Lesenger

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

Alternate Board member Laurie Sprague – Schmidt will be voting at tonight’s meeting in place of Board member Jay Lesenger.

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 May 23rd and June 27th. Due to the number of applications at tonight’s meeting the Board will be limiting each applicant to ten minutes Town attorney Ted Hilscher will be the timekeeper.

For those applications that require referral to the Greene County Planning Board, their next meetings are scheduled for May 17thand June 21st. 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 limit your remarks to three minutes if possible and keep true to the purpose of the public hearing. The Town Attorney will be the timekeeper. 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.

Ms. Golden stated Laurie Sprague-Schmidt, as our Planning Board alternate, will participate in tonight’s meeting and vote in place of Planning Board member Brittany Williams who is absent.

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

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

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-18-2022 The Nest Mossy Hill Road, Catskill. The Notice of Public Hearing was published in the Daily Mail on April 19, 2023 and April 20, 2023.

PLEASE TAKE NOTICE

the Town of Catskill Planning Board will hold a public hearing in accordance with Town Law § 276 and the Town of Catskill Subdivision Regulations on April 25, 2023 at 6:35 PM at Town Hall ,439 Main Street in the Village of Catskill, to consider a 6 lot major subdivision of land located on Mosey Hill Road, Catskill Tax Map # 186.00-2-3 proposed by The Nest. The above application is open for inspection at the Planning Board Office located at 439 Main Street, Catskill NY 12414 between the hours of 10:00 A.M and 2:00 P.M .Please call and make appointment for inspection of application. The Public is welcomed to attend the Public Hearing in person or 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. By order of Teresa Golden Chairwoman of the Town of Catskill Planning Board,

Darren Elsom from Kaaterskill Associates was representing this application at tonight’s meeting. The applicant had submitted revised plans to the Town’s engineer addressing water service, SWPP analysis, and the delineation of the wetlands.

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Ms. Golden asked if there were any questions or comments regarding SUB-18-2022.

There were no questions or comments.

Mr. DeLuca made a motion to close the Public Hearing for SUB-18-2022, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place of Jay Lesenger), Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 6:38PM**

**OLD BUSINESS:**

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

Mr. DeLuca reviewed part 1 & 2 of the Long EAF with all answers being ‘no or small impact’.

Ms. Sprague- Schmidt made a motion to declare a Negative Declaration for SUB-18-2022, seconded by Mr. DeLuca

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Sprague-Schmidt read aloud the resolution for recreational lands.

Ms. Sprague- Schmidt made a motion to adopt the resolution accepting payment in lieu of committed recreational lands, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Golden stated the Board must consider if the Waivers submitted will have any impact on Mossy Hill Road, and it should be noted the waivers were not part of the Public Hearing.

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Mr. DeLuca made a motion to accept the Waivers submitted for SUB-18-2022, seconded by Mr. DeLuca

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Sprague-Schmidt made a motion to accept the plans as preliminary for SUB-18-2023, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. Elsom stated he will be submitting the RMA.

Ms. Golden thanked the applicant.

**Site Plan Review SPR-2-2023 Catskill Montessori School, 48 Anbach Lane Catskill**

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

Liam Turkle is an architect from L.T.A. Architects and was representing the applicant at tonight’s meeting, and Casson Kennedy. The applicant is requesting the expansion of the existing use as a school. The applicant had submitted revised plans addressing parking.

Ms. Golden asked in regards to the septic and well.

Mr. Casson stated the septic was analyzed by the engineer firm Tamabon

Mr. Turkle stated will be adding new septic for the new building.

Mr. Yagelski stated he will look into the matter for the wells and septic and will send a list of requirements, and the escrow will be revised accordingly. The project can move forward with the condition for the applicant to satisfy the condition for Delaware Engineering review.

Mr. DiCaprio made a motion to accept the plans as preliminary with the condition for all Delaware recommendations be met, seconded by Ms. Hernandez.

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Sprague – Schmidt made a motion to schedule a Public Hearing to be held on May 23, 2023 at 6:55 PM, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Site Plan Review SPR-1-2023 TZ Electric Rt. 32 Catskill**

Ms. Golden gave a brief overview on this project to date.

Darren Elsom is an engineer from Kaaterskill Associates and is representing the applicant at tonight’s meeting. The applicant is requesting a site plan review in order to construct a 40’x60’ buidling to use as a warehouse and office for an electrical business. The applicant had submitted revised plans addressing parking, plantings, note for lighting, submitted DOT permit, and both lots had been combined.

Ms. Golden stated this application will require a 239 Review with the Greene County Planning Board.

Ms. Sprague- Schmidt made a motion to accept the plans as preliminary with adequate time for Delaware Engineering’s response, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Sprague- Schmidt made a motion to schedule a Public Hearing to be held on May 23, 2023 at 6:35 PM, seconded by Mr. DeLuca

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**NEW BUSINESS:**

**Subdivision SUB-23-2022 Mahnken Mountain House Road, Catskill**

Gary Harvey was representing the applicant at tonight’s meeting. The applicant tis requesting the subdivision of a 177 acre parcel into a 93.20 acre parcel and a 84.44 acre parcel with the second proposed lot will being un accessible from a Town Road. The applicant submitted an application and plans.

The Board reviewed the plans.

Ms. Sprague- Schmidt Stated she has concerns regarding the second parcel being inaccessible for emergency vehicles.

Discussion ensued.

Mr. Hilscher stated the applicant can modify the note on the plans that the parcel will be inaccessible by a vehicle, draft a deed indicating parcel is not build able and the applicant must submit an engineering report for water and sewer.

Mr. Federman made a motion to declare SUB-23-2022 as an unlisted uncoordinated review and the Town of Catskill Planning Board as the Lead Agency, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Special Use Permit SUP-3-2023 Amedure Apartments, 1816 Rt. 23B Leeds**

Steve Amedure was in attendance at tonight’s meeting along with Scott Lane who is the engineer and is representing the applicant. The applicant is requesting a special use permit in order to renovate an existing structure and turn it into a 3 unit apartment. The applicant submitted an application, EAF and a site plan.

The Board reviewed the Plans.

Mr. Lane stated the structure will stay within the original foot print. At this time there are no plans for the main house. The flood plains are below the proposed activities. Also he has reached out to SHPPO and is waiting for their response.

Mr. Amedure stated he is planning on doing some plantings, but not at this time.

M., Federman stated he would recommend any planting be native species, and also for any tree cutting, must conform to the time allowed for the threatened and endangered species, referenced on the EAF Mapper.

Ms. Golden stated this application will be sent to the Greene County Planning Board for a 239 Review.

Ms. Sprague- Schmidt made a motion to declare SUP-3-2023 as a Type 2 review, seconded by Mr. DeLuca

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Sprague- Schmidt made a motion to schedule a Public Hearing to be held on May 23, 2023 at 6:40 PM, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Lot Line Adjustment SUB-7-2023** **G.C. IDA 704 Rt. 23B, Catskill**

Alton McDonald was representing the applicant at tonight’s meeting. The applicant is requesting a lot line adjustment. The applicant is requesting the conveyance of .114 acres toa 2.62 acre parcel .creating a 3.080 acre parcel and a .344 acre parcel in order to create suitability of the parcel for development. The applicant submitted an application and plans.

The Board reviewed the plans.

Mr. Federman made a motion to approve the request for SUB-7-2023, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Sketch Conference Special Use Permit SUP-5-2023** **Stewarts Shop, 700 Rt. 23B Leeds** .

Marcus Andrews is representing Stewarts Shop at tonight’s meeting. The applicant is requesting a special use permit in order to develop a new 4,000’ Stewart Shop. The project will also include canopy for fueling station and charging station for Tesla electric vehicles. The applicant submitted an application and site plan .

The Board reviewed the site plan.

Ms. Golden asked if there will be any signage for the facility.

Mr. Andrews answered “Yes”.

Ms. Golden asked if there will be any consideration for a traffic light at the entrance to the site.

Mr. Andrews answered a this time no light is proposed.

Mr. Hilscher asked if there will be any involvement with D.O.H

Mr. Andrews answered this project fall under Agricultural Markets and does not require D.O.H involvement.

Mr. Yagelski stated the project will require the development of a new water district and will be working with the applicant on obtaining it.

Ms. Golden stated in order for this project to move forward the Board will require a letter from D.O.T., clarification for the water district, and since the applicant has already established an escrow account with Delaware Engineering the applicant will have to respond to Delaware recommendations. Also this application will require a 239 Review with the Greene County Planning Board. Ms. Golden thanked the applicant.

**Subdivision SUB-8-2023** **Fox Hollow, 601 Kings Road, Catskill**

Charles Holtz was representing this application at tonight’s meeting. The applicant is requesting a subdivision in order to create a 3.27 acre parcel with an existing office building and a 1.69 acre parcel with an existing single family dwelling . The applicant has submitted an application, EAF, plans.

Mr. Holtz stated he has submitted a notification to SHPO

The Board reviewed the plans.

Ms. Sprague- Schmidt made a motion to declare SUB-8-2023 as an unlisted, uncoordinated review, and the Town of Catskill Planning Board as lead agency, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Sprague- Schmidt made a motion to accept the plat as preliminary with the condition of a No Effect Notice form SHPO, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. Federman made a motion to schedule a Public Hearing for SUB-8-2023 to be held on May 23, 2023 at 6:45 PM, seconded by Ms. Sprague-Schmidt

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Sketch Conference SUB-9-2023** **Michael Roberts Pennsylvania Ave, Palenville**

Gary Harvey is representing the applicant at tonight’s meeting. The applicant is requesting a sketch conference for the purpose of subdividing a 11.3 acre parcel into 4 parcels, creating a 2.8, 2.2, 2.9 and 3.4 acre parcels. Lot #4 would have access from Pennsylvania Avenue and the remaining 3 lot will have access through a shared driveway. The applicant submitted an application a copy of the deed, and a sketch.

The Board reviewed the plans.

Mr. Harvey stated the applicant is proposing a T turn at the end of the shared driveway and there will be a RMA. He will be obtaining a letter from the fire department, approval for the curb cut, and a soil test whenhe Submits the full set of plans.

Mr. DeLuca made a motion to declare SUB-9-2023 as an unlisted uncoordinated review, and the Town of Catskill Planning Board as Lead Agency, seconded by Ms. Sprague – Schmidt

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Sketch Conference Subdivision SUB-10-2023** **Marlene Caridi, Caridi Drive, Catskill**

Alton McDonald was representing the applicant at tonight’s meeting. The applicant is requesting a

a minor 2 lot subdivision of an 5.338 acre parcel creating a 3.100 and 2.238 acre parcels whith 5 preexisting parcels at the back of the parcel containing town houses. The applicant has submitted an application, EAF and plans.

The Board reviewed the plans.

Mr. McDonald stated he is aware that only two of the town houses have an actual right of way to access the shared driveway and that the accessories for the Town houses are on the proposed lots 1 and 2, however the other 3 town house will have access through a prescriptive easement.

Mr. Hilscher asked if the applicant has access to Caridi Drive.

Mr. McDonald answered “Yes”. Also he aware of the wetlands, and they have been delineated and DEC has indicated which wetlands they have jurisdiction over.

Mr. Hilscher stated the town houses are preexisting with access to Caridi Drive from a preexisting shared driveway. The proposed lots 1and 2, will have road frontage and potential access to Caridi Drive.

Ms. Golden stated the Board will require permission for accessing the parcel form the applicant. Also the land is identified on the EAF as having threatened or endangered species, there will bill tree cutting restrictions with any approval.

Mr. Federman made a motion to declare SUB-10-203 as an unlisted uncoordinated review, and the Town of Catskill Planning Board as Lead Agency, seconded by Ms. Sprague-Schmidt

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Sprague-Schmidt made a motion to schedule a Public Hearing for SUB-10-2023 to be held on May 23, 2023 at 6:50 PM seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Sketch Conference Subdivision SUB-11-2023** **HCS Caridi Drive, Catskill**

Alton McDonald was representing the applicant at tonight’s meeting. The applicant is requesting a 2 lot minor subdivision of a 6.854 acre parcel creating a 2.813 and 4.041 acre parcel. The applicant has submitted an application, EAF wetland verification report, wetland delineation map, and a preliminary plat.

The Board reviewed the plans.

Ms. Golden stated the plans are required to identify the road frontage for lot 2, and the applicant must submit authorization for permission to access the parcel.

Mr. Federman made a motion to declare SUB-11-2023 as an unlisted uncoordinated review and the Town of Catskill Planning Board as Lead Agency, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Sprague – Schmidt made a motion to accept the plat as preliminary with the condition for the plans to revised, seconded by Ms. Williams

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. DiCaprio made a motion to schedule a Public Hearing for SUB-11-2023 on May 23, 2023 at 6:55 PM, seconded by Ms. Williams

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

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

No one representing SUP-6-2023 was in attendance at tonight’s meeting

**Sketch Conference Site Plan Review SPR-3-2023** **Volosk 50 Volosk Road, Catskill**

No one representing SPR-3-2023 was in attendance at tonight’s meeting

**Sketch Conference 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 776’ dinning car on north end of the parcel. There will be 23 parking spaces, and outdoor seating. The applicant has submitted a project narrative, application, EAF and site plans.

The Board reviewed the plans.

Mr. Kanuk stated when he purchased the land from the IDA it came with a deed restriction for protected lands on the site, which allows for a gravel cap but cannot be disturbed otherwise. The project will also require a relocation for a drainage easement with the County.

Ms. Golden asked what the occupancy will be for the dinner.

Mr. Kanik answered the occupancy is 35, possibly 40, with the counter. He is not sure about the café and market.

Ms. Golden stated she has concerns regarding the number of parking spaces and the potential for occupancy on the site.

Mr. Kanuk stated, if needed, they can use the protected lands as long as they do not disturb the ground by excavating.

Mr. Hilscher asked if there is any concern with the location of the sewer lines and the driveway.

Mr. Kanuk answered there is no intention to pave that area. It would only be gravel.

Ms. Hernandez asked if the old service station had ever had any phase testing conducted.

Mr. Kanuk answered he believes the IDA did have phase 1 testing performed on the complete parcel, and ground penetration tests for any tanks.

Mr. Hilscher asked if there will be any concerns regarding vehicles backing out onto Route 23.

Mr. Kanuk answered he can get the information regarding the distances for the parking area for the next meeting.

Ms. Golden stated when the applicant is ready to submit full set of plans an escrow account will have to be established with the Towns engineer, this project will also require a report from SHPO.

Ms. Sprague-Schmidt made a motion to declare SPR-4-2023 as a type 2 action uncoordinated review and the Town of Catskill as Lead Agency, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Golden thanked the applicant.

March 28, 2023 meeting minutes were tabled

Ms. Williams made a motion to close tonight’s meeting, seconded by Mr. Federman

Planning Board meeting ended at 9:20 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as amended 6.27.23