# Town of Catskill Planning Board

Planning Board Meeting

April 26, 2022 6:30 PM

Town Hall 439 Main St. Catskill

**Present:** Chairwoman-Teresa Golden, Vice Chairman- Larry Federman (Zoom Media),

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

**Absent:** Bridgett Hernandez.

**Also Present:** Kevin Schwenzfeier (Town Engineer).

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

Ms. Golden gave a few opening remarks for tonight’s meeting. The Planning Board’s next regularly scheduled meetings will be May 10, 2022 and May 24, 2022. For applications requiring a 239 Review, the Greene County Planning Board’s next scheduled meeting will be held on May 19, 2022 any June 16, 2022. Any application requiring a 239 Review must submit all required materials including full size drawings 12 days prior to their scheduled meetings.

Ms. Golden stated she wanted to thank Kevin Shwenzfeier for working with the Planning Board and wished him well. Also she wanted to introduce Travis Smigel who will be taking Mr. Schwenzfeier’s place in representing Delaware Engineering as Town Engineer. She also wanted to make the Board members aware that the Town Board had appointed Brittany Williams and Jay Lesinger as Planning Board members.

During the public meetings, 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. 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:**

**Lot Line Adjustment SUB-6-2022 Kaaterskill 75 LLC Mossy Hill Road, Catskill.**

**Subdivision SUB-5-2022** **Rosana Thompson 361 Mossy Hill Road, Catskill.**

Charles Holt was representing both of the applicants in this Subdivision and a lot line Adjustment. The applicant is requesting a 2 lot subdivision from a 13.60 acre parcel, into a 6.47 acre parcel, and 6.86 acre parcel, and also the conveyance of. 23 acres to Kaaterskill 75. The applicants submitted revised plans. the new plans address the requirement for the 2nd parcel having adequate frontage onto a Town Road by adding a 50’ strip of land .

The Board reviewed the plans.

Mr. DeLuca made a motion to declare SUB-6-2022& SUB-5-2022 as an unlisted action an uncoordinated review, and the Town of Catskill Planning Board as Lead Agency, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Absent

Ms. Golden Aye

Ms. Bagshaw Aye Motion Approved.

Ms. Bagshaw made a motion to accept the plans as preliminary, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Absent

Ms. Golden Aye

Ms. Bagshaw Aye Motion Approved.

Ms. Bagshaw made a motion to schedule a Public Hearing to be held on May 24, 2022, at 6:45 PM,

seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Absent

Ms. Golden Aye

Ms. Bagshaw Aye Motion Approved.

eaHearing is still open

**Site Plan Review SPR-5-2021 Mach-360 Rt. 32, Catskill.**

Ms. Golden gave a brief overview of this project up to date. Ms. Golden then stated the applicant intends on returning to the Board with revised plans, at the May 10, 2022 meeting. At that time the Board will request that the applicant waive the 62 day requirement from the date of the Public hearing being closed in order to continue the review of this project.

**NEW BUSINESS:**

**Special Use Permit SUP-2-2022 Ray Cottrell 3049 Old Kings Road, Catskill.**

Ray Cottrell is requesting a Special Use Permit in order to install a 14.79KW solar array with a battery back up system. The applicant was not in attendance at tonight’s meeting but was being represented by Grayson Ball from Sun Common Solar. The applicant submitted an application, EAF, site plan, specifications for the solar array and the battery backup, and a decommissioning plan.

The Board reviewed the plans.

Discussion ensued regarding decommissioning plans

Ms. Golden stated at this time the Planning Board has just recently been made aware that the Town Board has approved revised regulations pertaining to solar use, but the Board has not been informed as to what the amount of KW was approved for residential use. Once the Board has obtained this information, it can be determined if the application will need to pursue this special use permit.

Ms. Golden thanked the applicant for attending tonight’s meeting

**OTHER BUSINESS:**

Ms. Golden stated she had attended a meeting earlier that day regarding issues for establishing and maintaining escrow accounts. At this time it is being discussed to have either a 2 party escrow agreement or a 3 party escrow agreement with Delaware Engineering. It is also being considered to have the escrow requirements as part of the application.

Mr. Smigel reviewed with the Board the current procedure for establishing escrow accounts and the coordination between the three parties. He stated that Delaware would be managing the accounts, which would help aid in notifications if the balance has insufficient funds.

Approval of meeting minutes of March 22, 2022 was tabled and April 12, 2022 was tabled.

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

Planning Board meeting ended at 7:10 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Written 5/24/22