# Town of Catskill Planning Board

Planning Board Meeting

February 22, 2022 6:30 PM

Town Hall 439 Main St. Catskill

**Present:** Chairwoman-Teresa Golden, Vice Chairman- Larry Federman, William DeLuca, Heather Bagshaw, Bridgett Hernandez , Secretary Patricia Case-Keel.

**Absent:** Angelo DiCaprio.

**Also Present:** Ted Hilscher (Town Attorney), 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 March 8, 2022 and March 22, 2022. For applications requiring a 239 Review, the Greene County Planning Board’s next scheduled meeting will be held on March 16, 2022. Any application requiring a 239 Review must submit all required materials including full size drawings 12 days prior to their scheduled meetings. As we are now in the winter season, please note that the Planning Board’s meeting will be automatically canceled if Town Hall is closed due to inclement weather. Any scheduled Public Hearings will automatically be re-scheduled for the next Board meeting.

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.

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

**Subdivision SUB-1-2022 Xedis 21 Castle Road, Catskill**

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-1-2022 William Xedis 20 Castle Road Catskill . The Notice of Public Hearing was published in the Daily Mail on February 16, 2022 and February 17, 2022.

**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 February 22, 2022 at 6:35 PM at Robert C Antonelli Senior Center 15 Academy St. in the Village of Catskill, to consider a 2 lot minor subdivision of land located on 21 Castle Rd, Catskill proposed by William Xedis 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 (Due to the COVID- 19 Pandemic 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,**

The applicant submitted green cards from the certified mailing.

Mr. Harvey gave a brief overview of the proposed subdivision. The applicant is requesting the subdivision of 24.11 acres, creating a 19.21 acre parcel and a 4.9 acre parcel. Mr. Harvey stated he has spoken with the Town Highway Superintendent regarding access to the proposed driveway.

Discussion ensued regarding requiring an RMA for Castle Rd Extension.

Mr. Hilscher stated he will recommend to the Town Board for the matter of shared driveways to be considered at the next Town Board meeting.

Ms. Golden asked if there were any questions or comments regarding SUB-1-2022.

There were no questions or comments.

Mr. DeLuca made a motion to close the Public Hearing, seconded by Ms. Bagshaw

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye Motion Approved.

**Public Hearing closed at 7:03 PM**

**Opening of Public Hearing 6:45 PM**

**Special Use Permit SUP-10-2021 Stay Lokal Kabins 875 Rt. 23B, Catskill**

Ms. Golden gave a brief overview of the project to date. This application had been sent to the County for a 239 Review and the County submitted their finding along with comments. Ms. Golden then opened the Public Hearing for SUP-10-2021 875 Rt. 23B Catskill. The Notice of Public Hearing was published in the Daily Mail on February 16 2022 and February 17, 2022.

**NOTICE OF PUBLIC HEARING**

**The Town of Catskill Planning Board will hold a Public Hearing on February 22, 2022 at 6:45 PM at the Robert C. Antonelli Senior Center located at 15 Academy Street, in the Village of Catskill, New York. The purpose of the public hearing is to allow the public to make comment on an application by Stay Lokal Kabins for the use of a resort at 875 Rt. 23B, Catskill NY Tax Map # 138.11-4-10 & 8 pursuant to Section160-14 of the Town of Catskill Zoning Code. 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 Board’s Meeting Agenda on the Town 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. (Due to the COVID- 19 Pandemic Please call and make appointment for inspection of application) By order of Teresa Golden Chairman, Planning Board, Town of Catskill**

The applicant Chad Ludeman was present at tonight’s meeting along with his engineer Caryn Mlodzianowski from Boehler Engineering. The applicant is requesting a Special Use Permit for the redevelopment and revitalization of what had once been called Astoria Motor Court. The site will consist of 31 cabins, restaurant with a lobby, a parking area with a canopy consisting of a 10 megawatt solar array, walking trails, and a swimming pool . The applicant submitted correspondence from the Village water and sewer works, and Leeds Fire Department, and a rendering of the proposed restaurant, parking area, and cabins.

Ms. Golden asked if there were any questions or comments regarding SUP-10-2021

Sara Verden resides at 55 Park Ave. Mrs. Verden asked if the site will have down lighting , and if there will be any issues regarding storm water run of from the site . She also asked what the plan was for the dwelling by the Rt23, and will there be any signs, and if they will keep the widows peak from the main house.

Ms. Mlodzianowski answered the answered there will be a SWPP for the site which will address the storm water.

Mr. Ludeman answered all of the lighting will be downwards , And the dwelling will be used as a place for the care tacker to stay .As far as a sign it may be similar to the existing sign, and they are going to try and repurpose as much as they can from the main house.

Ms. Hernandez asked why the site will only have one main parking area instead of allowing guest to park by the cabins, and if the walking paths to the cabin will be adequate if the resort is going to be open year round. She also asked what the size of the new proposed main building will be.

Mr. Ludeman answered he is trying to keep the site as natural as possible with walking paths, and they may have carts to transport the guest to the cabins. The proposed main building will be approximately 30,000sq ft.

Ms. Hernandez asked if there are any renderings for of what the parking area will look like, and the rest of the site, and she is concerned with the proposed sites appearance with the parking area and solar arrays.

Mr. Ludeman answered he will submit a landscaping plan with some visuals.

Mrs. Verden asked if the site will be used for events.

Mr. Ludeman answered the site will be used more as a retreat.

Ms. Golden asked if there were any questions or comments regarding SUP-10-2021.

There were no questions or comments.

Ms. Bagshaw made a motion to close the Public Hearing for SUP-10-2021, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye Motion Approved.

Public Hearing closed at 7:36 PM

**Continuation of Public Hearing**

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

Ms. Golden gave a brief overview for this application then stated the Board will continue this Public Hearing in order to give the applicant more time to gather information from N.Y.S. D.O.T.

**OLD BUSINESS:**

**Subdivision SUB-1-2022 Xedis 21 Castle Road, Catskill**

Mr. Schwenzfeier read aloud part 2 of the EAF with all answers having no or small impact.

Mr. Federman made a motion to declare a Negative Declaration for SUB-1-2022, seconded by Ms. Bagshaw

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye Motion Approved.

Ms. Bagshaw made a motion to accept the plat and application as final for SUB-1-2022, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye Motion Approved.

Ms. Bagshaw made motion to approve SUB-1-2022, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye Motion Approved.

**Special Use Permit SUP-10-2021 Stay Lokal Kabins 875 Rt. 23B, Catskill .**

The Board reviewed the Counties 239 Review with the applicant.

Ms. Golden stated there is additional information required to be submitted or shown on the plans in order for this project to move forward, the applicant must respond to the Counties questions in writing, drainage report, deed for middle parcel, Planting list , show lateral for the sewage hook up , SHPO approval for phase 2 , and landscaping . Once the applicant has submitted all of these items, the Board can reschedule this project for the next scheduled meeting.

Ms. Golden thanked the applicant.

**NEW BUSINESS:**

**Subdivision SUB-3-2022 Catskill Golf Resort 27 Brooks Lane, Catskill**

David Vipler is requesting a 3 lot subdivision creating 2 .25 acre parcels and leaving a remaining 136.9 acre parcel in order to develop two 2 family duplexes . The applicant submitted an application EAF, and plans.

The Board reviewed the plans.

Ms. Golden stated the application indicates duplex and the EAF indicates Town houses, the EAF will have to be amended. Phase 2 of the project must be removed from the plans, and the plans must show the driveway and parking spaces for the prosed dwellings.

Mr. Federman stated the Town Highway Superintendent was not aware of the proposed second parcel, so he could not submit approval for the curb cut.

Ms. Golden stated this project will require additional information in order to move forward, a revised EAF ,identification of threatened and endangered species , approval form SHPPO, approval form the Town Highway Superintended , approval the Village Public Works, elevations for the proposed pergola , rendering of solar panels , and output of the proposed solar arrays, and a complete copy of the deed.

Ms. Golden thanked the applicant.

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

**Planning Board meeting ended at 8:30 PM**

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Written 3/8/22