

Present: Chairwoman-Teresa Golden, Vice Chairman- Larry Federman, Angelo DiCaprio, William DeLuca, Heather Bagshaw, Bridgett Hernandez (entered meeting at 7:05 PM), Secretary Patricia Case-Keel.

Attendance: All Present

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. Due to the Covid-19 pandemic resurgence in NY State, everyone attending in person is asked to wear masks. Anyone not wearing a mask or unable to wear a face mask is recommended to participate in the meetings virtually through the Zoom platform.

The Planning Board's next regularly scheduled meetings will be February 22, 2022 and 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 February 16, 2022 and 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-17-2021 Alicia Salvatore 51 pine Street, Catskill.

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-17-2021 Alicia Salvatore 51 Pine Street, Catskill I. The Notice of Public Hearing was published in the Daily Mail on February 2, 2022 and February 3, 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 8, 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 51 Pine Street, Catskill, proposed by Alicia Salvatore. 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.

Mrs. Salvatore gave a brief overview regarding this application. The applicant is requesting this 2 lot subdivision creating a .255 and a .266 acre parcel in order to build a single family dwelling.

Ms. Golden asked if there were any questions or comments regarding SUB-17-2021.

There were no questions or comments.

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

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

Roll Call Vote

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Mr. Federman	Aye
Ms. Hernandez	Absent
Ms. Golden	Aye
Ms. Bagshaw	Aye Motion Approved.

Public Hearing closed at 6:40 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.

Continuation of Public Hearing**Special Use Permit SUP-11-2021 North Catskill Grid 7965 Rt. 9W, Catskill.**

Ms. Golden gave a brief overview for this application.

Michelle Mathews from North Catskill Grid Support Center was representing this application along with Nicholas Vamvas from Labelle Engineering .

Ms. Mathews gave a brief overview on this project which consists of a 20 megawatt energy storage center. Ms. Mathews had submitted written responses to the Greene County Planning Board's Comments. In addressing one of the comments regarding the color of the retainers Ms. Mathews stated the containers only come in one color but there is a potential to possibly painting the containers. Also she has reached out to the Emergency response for Greene County, and she had received approval for the lighting, but has not heard anything regarding the emergency response plan.

Nick Vamvas reviewed with the Board changes made to the plans including the retention pond added lighting that is dark sky compliant, revised plantings to native species, and changes to the wetlands.

Ms. Golden asked if there were any questions or comments from the public regarding SUP-11-2021.

There were no questions or comments.

Mr. DeLuca made a motion to close the Public Hearing for SUP-11-2021, 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.

Public Hearing closed at 7:01 PM

OLD BUSINESS:**Subdivision SUB-17-2021 Alicia Salvatore 51 pine Street, Catskill.**

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

Ms. Golden read aloud the Water Front Consistency Findings.

Ms. Bagshaw made a motion to accept the Water Front Consistency Findings, 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.

Mr. DeLuca made a motion to declare a Negative Declaration for SUB-17-2021, 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 accept the plat and application as final for SUB-17-2021, 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.

Mr. Federman made motion to adopt the resolution approving SUB-17-2022 as amended, with conditions, seconded by Ms. Bagshaw

Roll Call Vote

Mr. DeLuca Aye
Mr. DiCaprio Aye
Mr. Federman Aye
Ms. Hernandez Absent
Ms. Golden Aye
Ms. Bagshaw Aye Motion Approved.

Special Use Permit SUP-11-2021 North Catskill Grid 7965 Rt. 9W, Catskill.

Mr. DeLuca made a motion to reconfirm the Negative Declaration dated November 12, 2019, 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.

M. Bagshaw made a motion to accept the application and plat as final, 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.

At 7:05 PM Ms. Hernández entered meeting.

Mr. Federman made a motion to approve the resolution as amended for condition # 21 to reference "Planning Board", and condition # 26 has the word "abandonment" removed, seconded by Mr. DeLuca

Roll Call Vote

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Mr. Federman	Aye
Ms. Hernandez	Nay
Ms. Golden	Aye
Ms. Bagshaw	Aye

Motion Approved.

NEW BUSINESS:

Subdivision SUB-2-2022 Zaxkill LLC 122 Cauterskill Rd., Catskill

Darren Elson from Kaaterskill Associates was representing the applicants at tonight's meeting. The applicant is requesting a 2 lot subdivision in order to subdivide an existing 29.15 acre parcel into an 11.48 acre parcel and a 17.66 acre parcel. The applicant submitted an application and sketch plan.

The Board reviewed the plans.

Mr. Elsom stated he has already conducted site visit with the Green County Highway Superintendent regarding the driveway locations. Since the site is in a archeological sensitive are and most likely a phase 1A survey will be conducted when the weather allows for it. The DEC Mapper identifies long eared bats so they will be cutting trees before March.

Mr. Federman asked if the existing dwelling will be taken down.

Mr. Elsom answered he would confirm with his client, but he believes the building will be demolished.

Mr. Federman asked where the well will be located.

Mr. Elsom answered he will identify the well on the map.

The Board discussed flag lots.

The applicant was instructed to submit revised plans identifying the location of the wells, Meets and bounds, correspondence from SHPPO, and the Greene County Highway Superintendent, and to submit the application fee.

Ms. Golden thanked the applicant.

OTHER BUSINESS:

Sketch Conference Catskill Golf Resort LLC 27 Brooks Lane Catskill.

David Vipler had asked to speak with the board regarding proposed changes to his sketch plan he had submitted for the Planning Boards January 25, 2022 meeting. He would now like to subdivide three parcels and develop 2 of the proposed ¼ ace parcel with two ,2 family duplex's and will be for resale only . He has spoken with the Towns Code Enforcement Officer and also the Department of Water Works for the Village. The applicant submitted a rendition of the proposed duplex.

The Board reviewed the plans.

Mr. Schwenzfeier stated the applicant would be required to obtain a PUD from the Town Board since the Town has no regulations regarding duplexes or Town houses.

Ms. Golden stated in order for this application to move forward the applicant is required to submit a revised site plan and will also need to obtain approval from the Town's Highway Superintendent.

Meeting minutes of January 25, 2022 were tabled.

Mr. Deluca made a motion to adjourn, seconded by Mr. Federman

Planning Board meeting ended at 7:59 PM

Respectfully Submitted,

Patricia Case-Keel
Planning Board Secretary

Approved as Amended 2/22/22

