# Town of Catskill Planning Board

Planning Board Meeting

January 24, 2023 6:30 PM

Town Hall 439 Main St. Catskill

**Present:** Vice Chairman- Larry Federman, William DeLuca, Jay Lesenger , Angelo DiCaprio,

Secretary Patricia Case-Keel.

**Absent:** Chairwoman-Teresa Golden, Brittany Williams, Bridgett Hernandez,

Laurie Sprague – Schmidt( Alternate)

Vice Chairman Larry Federman opened the meeting with the Pledge of Allegiance to the flag.

Mr. Federman gave a few opening remarks for tonight’s meeting The Planning Board’s next regularly scheduled meetings will be February 28, 2023, and March 28, 2023.Starting in February the Planning Board will be meeting once a month on the 4th Tuesday of every month.The Planning Board will trying out this new schedule for 6 months and then will reevaluate this schedule, based on the work load and the length of the meetings . The Board is also working to ensure all of the applications are complete before they come before the Planning Board and will be reviewed for completion by the Code Enforcement officer before being forward to the Planning Board for consideration. For applications requiring a 239 Review, the Greene County Planning Board’s next scheduled meeting will be held on February 15, 2023 and March15, 2023. Please note any application requiring a 239 Review must submit all required materials including full size drawings 12 days prior to their scheduled meetings. Please bear in mind as we are in the winter season, that the Planning Board’s meeting will be automatically canceled if the 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.

**Continuation of Public Hearing at 6:30 PM.**

**Special Use Permit SUP-4-2022 Chet Garrison 91 Falling Waters, Palenville**

The applicant had requested postponement for this Public Hearing in order to revise the plans, addressing some of the concerns and comments from the Public Hearing held on January 10, 2023

**Public Hearing will be continued**

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

**Special Use Permit SUP-5-2022 & Site Plan Review SPR-3-2022 Griffin House 3311 Rt. 23A Palenville**

Mr. Federman gave a brief overview of the project to date, and then opened the Public Hearing for SUP-5-2022 and SPR-3-2022 Griffin House 3311 Rt. 23A, Palenville . The Notice of Public Hearing was published in the Daily Mail on January 19, 2023 and January 19, 2023.

**NOTICE OF PUBLIC HEARING**

The Town of Catskill Planning Board will hold a Public Hearing on January 24, 2023 a 6:35 PM at the Town of Catskill, Town Hall located at 439 Main Street, in the Village of Catskill, New York. The purpose of the public hearing is to allow the public to make comments on an application for a Site Plan Review and a Special Use Permit by The Griffin House for the proposed use as a banquet, bar, restaurant and hotel, located at 3311 Rt. 23A, Palenville NY Tax Map # 184.19-3-17 pursuant to Section160-13 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. ( Please call and make appointment for inspection of application) By order of Teresa Golden Chairman, Planning Board, Town of Catskill.

The applicant submitted the green cards for the certified mailing.

Jessica Walsh was in attendance at tonight’s meeting along with Kevin Conklin form Conklin Architects who was representing the applicant. Mr. Conklin gave a brief overview on this project. The applicant is requesting this SPR-3-2022 and SUP-5-2022 to reopen the bar and restaurants located on the site, and also develop an 8 room hotel on the second floor, with no changes to the foot print of the building. The site will be utilizing the preexisting parking, and an additional parking area from lands in the back of the site, that will be granted for use by a declaration of easement.

Zane Cheek resides at 9 Chestnut Lane. Mr. Cheek asked why the lands in the back of the site were not being utilized.

Mr. Conklin answered it may be considered for future development, but at this time the intention is to keep the area open for guest.

Daniel Souza resides at 3430 Rt. 23A. Mr. Souza stated he has concerns regarding the additional lands to be used for parking, and drainage, potentially affecting his lands.

Mr. Conklin answered the land will continue to be impervious, and should not change any of the water flow.

Mr. Cheek asked about the lighting on the site, and if there are any plans to hold events at the back of the site because he would be concerned with the lighting shining down on his house.

Mr. Conklin answered the lights will be dark sky compliance, and at this time there are no plans to hold events but if it were to change the direction of the lighting would be considered.

Mr. Conklin reviewed the septic designs with Mr. Cheek.

Mr. Federman asked if there were any questions or commented regarding SUP-5-2022 and SPR-3-2022.

There were no questions or comments.

Mr. DeLuca made a motion to close the Public Hearing for SUP-5-2022 and SPR-3-2022, seconded by Mr. Lesenger

Ayes 4, Nays 0, Absent 3, Abstained 0 Motion Carried.

**Public Hearing Closed at 7:05 PM**

**OLD BUSINESS:**

**Special Use Permit SUP-5-2022 & Site Plan Review SPR-3-2022 Griffin House, 3311 Rt. 23A Palenville**

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

Mr. Lesenger made a motion to declare a Negative Declaration SUP-5-2022 & SPR-3-2022, seconded by Mr. DiCaprio

Ayes 4, Nays 0, Absent 3, Abstained 0 Motion Carried.

Mr. DeLuca made a motion to accept the plans as final, seconded by Mr. DiCaprio

Ayes 4, Nays 0, Absent 3, Abstained 0 Motion Carried.

Mr. Federman read aloud the resolution approving SUP-5-2022 & SPR-3-2022.

Mr. Conklin stated he has concerns regarding a condition of approval, requiring for his client to be responsible if individuals parking on Rt. 32 & 23A, and the possibility of the Special Use Permit being revoked.

Discussion ensued.

Mr. Deluca stated the resolution indicates ‘may revoke the special use permit’ it does not say ‘shall’. The applicant may want to consider posting some signs to deter patrons from parking on Rt. 32 or Rt.23A

Mr. Lesenger asked if the applicant obtained approval from the fire department for over flow parking.

Mr. Conklin answered “Yes”

Mr. Lesenger made a motion to approve the resolution, seconded by Mr. DiCaprio

Ayes 4, Nays 0, Absent 3, Abstained 0 Motion Carried.

Other Business:

The January 10, 2023 meeting minutes were tabled

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

Planning Board meeting ended at 7:25 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Amended 3/28/23