

## **Town of Catskill Planning Board**

Planning Board Meeting

January 25, 2022 6:30 PM

Robert C Antonelli Senior Center

**Present:** Chairwoman-Teresa Golden, Angelo DiCaprio, William DeLuca, Heather Bagshaw, Bridgett Hernandez, Secretary Patricia Case-Keel.

**Absent:** Vice Chairman- Larry Federman

**Also Present:** Ted Hilscher (Town Attorney).

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 8, 2022 and February 22, 2022. For applications requiring a 239 Review, the Greene County Planning Board's next scheduled meeting will be held on February 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 6:00 PM**

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

No one representing SUP-11-2021 was present at tonight's meeting. The applicant had requested to be rescheduled for February 8, 2022.

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

There were no questions or comments.

Ms. Golden stated this Public Hearing will be continued to the Planning Board's February 8, 2022 meeting.

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### **OLD BUSINESS:**

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

Ms. Golden gave a brief overview of the project to date. The application had first been before the Planning Board on August 24, 2021. The application was then referred to the Zoning Board for a variance in order to be obtain approval for the placement of 31 cabins on the 18 acre site. The application was granted approval from the Zoning Board on January 29, 2021, and has returned to the Planning Board to continue the review for a Special Use Permit for the redevelopment of what had been known as the Astoria Motor Court. The proposed project will consist of the demolition of a 2-story building with the constructions of a 3000'sq ft. structure to be used as a lobby and restaurant, along with 31 cabins, swimming pool, parking area and walking paths. The site will also be serviced by the Village's sewer and water. The application was being presented at tonight's meeting by Caryn Mlodzianowsky from Bohler Engineering and the applicant, Chad Ludeman attended via Zoom. The applicant has submitted an application, project narrative, EAF, Site Plan, and approval from SHPO.

The Board reviewed the plans.

Ms. Mlodzianowsky stated currently they are working with the fire department on accessing the site and are planning on installing fire hydrants as recommended.

Mr. Hilscher asked why the plans involve tearing down the main house.

Ms. Mlodzianowsk answered it is to her understanding the main house is not structurally sound.

Mr. Ludmen stated the layout of the house is very broken up and all of the Joists would have to be rebuilt. The house will not be demolished but instead will be deconstructed and whatever materials can be salvaged will be used in the new construction.

Ms. Golden asked for elevations of what the proposed building will look like for the public hearing.

Mr. Ludman answered "Yes".

Ms. Golden asked for something in writing from the Village water works, regarding supporting the site with the Villages water and sewer, and something in writing from the Fire Department, and although It is not critical, it would be helpful if there were more details for the pool for the public hearing. Ms. Golden then asked if the plans will involve solar panels in the parking area.

Ms. Mlodzianowsk answered the solar panels are still proposed to be in the parking are and the hope was to have the solar approved and part of this site plan review.

Ms. Golden stated the Board will need confirmation for the amount of megawatts proposed to be generated from the solar panels, and the Town's Engineer will be reviewing the SWPP.

Ms. Hernandez stated she has concerns that the location of the proposed solar panels will be aesthetically unpleasing.

Ms. Mlodzianowsk stated there will be trees and fencing in the front of the site which will minimize the site of the solar panels from the Rt. 23.

Ms. Golden asked if there will be charging station for vehicles.

Mr. Ludeman answered "Yes".

Ms. Golden asked if the lights on the trails will be dark sky compliant.

Ms. Mlodzianowsk answered "Yes". She will submit specs for the lighting.

Ms. Golden stated the parcels being combined will be a condition of approval, along with trees cutting restrictions, and the Board will need copies of all of the deeds for the 3 parcels involved. The Project will be sent to the Greene County Planning Board for a 239 Review.

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	Absent
Ms. Hernandez	Aye
Ms. Golden	Aye
Ms. Bagshaw	Aye Motion Approved.

Mr. DiCaprio made a motion to schedule a Public Hearing for February 22, 2022 at 6:45 PM, seconded by Mr. DeLuca

#### **Roll Call Vote**

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

#### **NEW BUSINESS:**

##### **Sketch Conference -Subdivision SUB-1-2022 Xedis 21 Castle Road, Catskill.**

Gary Harvey was representing the applicant at tonight's meeting. The application was received on January 14, 2022 , The applicant is requesting a 2 lot Subdivision of a 24 acre parcel, into a 4.90 acre parcel and a

19.21 acre parcel with both proposed parcels accessing Castle Rd. The applicant had submitted an application, perc test report, EAF and plans.

The Board reviewed the plans.

Mr. Hilscher stated for informational purposes only, if the applicant intends on obtaining a certificate of occupancy, the road will have to be approved for emergency vehicle access.

Mr. DeLuca made a motion to declare Lead Agency for SUB-1-2022 as an unlisted action and uncoordinated review, seconded by Ms. Bagshaw

**Roll Call Vote**

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

Ms. Bagshaw made a motion to accept the plat as preliminary, seconded by Ms. Hernandez

**Roll Call Vote**

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

Mr. DeLuca made a motion to schedule a Public Hearing for SUB-1-2022 to be held on February 22, 2022 at 6:35 PM, seconded by Ms. Bagshaw

**Roll Call Vote**

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

Ms. Golden stated the applicant will have to obtain approval from the Town of Catskill Highway Superintendent for the curb cut accessing the parcel.

Ms. Golden thanked the applicant for attending.

**OTHER BUSINESS:**

Mr. Hilscher gave the Board a brief overview on the Town Board meetings and discussion regarding Zoning Code revisions.

Ms. Bagshaw informed the Board regarding short term rentals being considered by the legislators.

The Board discussed the review submitted by SHPO for Stay Lokal Cabins.

Meeting minutes of January 11, 2022 were tabled.

Mr. Deluca made a motion to adjourn, seconded by Ms. Bagshaw

**Planning Board meeting ended at 7:43 PM**

Respectfully Submitted,

Patricia Case-Keel  
Planning Board Secretary

Approved as Written 2/22/22



