# Town of Catskill Planning Board

Planning Board Meeting

June 14, 2022 6:30 PM

Town Hall 439 Main St. Catskill

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

 William DeLuca, Angelo DiCaprio Heather Bagshaw, Brittany Williams**,**

 Secretary Patricia Case-Keel.

**Absent:** Jay Lesinger (Alternate Member).

 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 June 28, 2022 and July 12, 2022. For applications requiring a 239 Review, the Greene County Planning Board’s next scheduled meeting will be held on July 16, 2022 . Any application requiring a 239 Review must submit all required materials including full size drawings 12 days prior to their scheduled meetings.

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-7-2022 Kimothy & Wayne Thomas 455 Mossy Hill Road, Catskill.**

Alton McDonald was representing the applicant at tonight’s meeting via Zoom Media.

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-7-2022 Kimothy & Wayne Thomas 455 Mossy Hill Road, Catskill. The Notice of Public Hearing was published in the Daily Mail on June 8, 2022 and June 9, 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 June 14, 2022 at 6:35 PM at Town Hall ,439 Main Street in the Village of Catskill, to consider a 2 lot minor subdivision of land located on 455 Mosey Hill Road, Catskill proposed by Kimothy & Wayne Thomas. 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.

Ms. Golden asked if there are any questions or concerns regarding SUB-7-2022.

Mr. Stevens resides at 62 Quarry Road. Mr. Stevens stated he has concerns regarding the applicant adding provisions for the proposed parcel and the condition of the road beyond where he has already upgraded it. He wanted to inform the Board there are issues regarding access to water and what complications could occur if the applicants try hydorfracking for water. He had been under the impression the Town was not going to allow any additional subdivision on Quarry Road, and he wanted to inform the Board that the applicant does not contribute to the improvements that have been made to Quarry Road.

Mr. McDonald answered the applicant will be bed drilling for water. The Planning Board will be requiring for the road to be upgraded IAW Town code 138-138A along with a T turn as a condition for approval.

Ms. Golden stated Quarry Road is preexisting to the Towns Subdivision regulation, and therefore the applicant will be required to bring the road up to standard for emergency vehicle access, and the matter will be under the Code Enforcements purview.

Discussion ensued.

Ms. Golden read aloud a letter from Stella Parr. Ms. Parrs letter indicated she has concerns regarding potential noise generated from any construction, and also concerns regarding Black Stone Builders attempting any additional constructing due to obtainability to well water on Quarry Road.

Mr. McDonald responded the issue with noise being generated is issues that can happen whenever there is construction to an adjacent parcel.

Mr. Stevens stated his attorney is addressing the matter with Mr. Parr’s attorney.

Discussion ensued regarding sustainability for well water, and the potential for noise being generated during construction.

Mr. Stevens asked if there has been any discussion regarding no further subdivision being approved on Quarry Road.

Ms. Golden answered Quarry Road is a preexisting private road. The Towns Code does not allow for new private roads to exceed 800’, but since Quarry Road is preexisting to the Town’s Subdivision regulations, the private road regulations do not apply. If development continues on Quarry Road, all required upgrades will be determined by the Code Enforcement Office, with regards to obtaining a building permit.

Chris Vivion resides at 120 Quarry Road. Mr. Vivion agrees with Mr. Stevens regarding the condition of Quarry Road and the road being accessible for emergency vehicle and utilities. He also has concerns regarding the increase of traffic on Quarry Road.

Ms. Bagshaw stated the neighbors of Quarry Road need to work together and address the issues regarding Quarry Road in their road maintenance agreement. The Planning Board does not have any purview regarding a preexisting private road.

Mr. Vivion stated he has concerns regarding further development on Quarry Road and does not believes the original parcels developed were not intended to be subdivided again.

Ms. Bagshaw asked if the deeds to the parcels have any requirements indicating the parcels cannot be further subdivided.

Mr. Stevens answered “No”.

Mr. Stevens asked if why the applicant cannot develop a flag lot off of Mossy Hill Road.

Mr. McDonald answered a flag lot is not possible.

Ms. Golden asked if there were any questions or comments regarding SUB-7-2022.

Ms. Bagshaw made a motion to close the Public Hearing for SUB-7-2022, seconded by Mr. .DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved

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

Public Hearing Closed at 7:04 PM

eaHearing is still open **OLD BUSINESS:**

**Subdivision SUB-7-2022 Kimothy & Wayne Thomas 455 Mossy Hill Road, Catskill.**

Mr. DeLuca read aloud the EAF part 2 for SUB-7-2022 “with all answers’ being no or small impact”.

Ms. Bagshaw made a motion to declare a Negative Declaration for SUB-7-2022, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

Ms. Bagshaw made a motion to accept the application and plat as final, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

Ms. Bagshaw made a motion to accept the resolution approving SUB-7-2022, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

**NEW BUSINESS:**

**Lot Line Adjustment SUB-8-2022 Patricia Helmedach 271 Tool House Road, Catskill.**

Gary Harvey was representing the applicant at tonight’s meeting. The applicant is requesting a lot line adjustment in order to convey .22 acres from a 5.42 acre parcel to a 7.93 acre parcel, creating a 8.15 acre parcel, and leaving a remaining 5.20 acre parcel. The reason for the request is to add availability for open space. The applicant has submitted an application and plans.

The Board reviewed the plans.

Mr. Federman made a motion to approve SUB-8-2022. Seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

**Subdivision SUB-9-2022 Samantha Butts Rt.23B Leeds.**

Gary Harvey was representing the applicant at tonight’s meeting. The applicant is requesting the Subdivision of a 151 acre parcel creating a 5.08 acre parcel and leaving a remaining 147 acre parcel. The applicant has submitted an application, EAF and plans.

The Board reviewed the plans.

Ms Golden stated the EAF Mapper does indicate “yes” for archeological sites, threatened and endangered species. National or State registered historical places, and remedial site.

Mr. Harvey stated he has submitted an application to SHPO. He believes the remedial site was triggered by what use to be the American Thermostat.

Ms. Golden stated any approval will have conditions regarding tree cutting restriction in response to the endangered.

Ms. Bagshaw made a motion to declare SUB-9-2022 as an unlisted, uncoordinated review, and the Town if Catskill Lead Agency, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

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

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

Mr. DiCaprio made motion to schedule a Public Hearing for SUB-9-2022 to be held on July 12, 2022 at 6:35 PM, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

**Lot Line Adjustment SUB-10-2022 IDA 799 Rt.23B, Leeds.**

Alton McDonald was representing the applicant at tonight’s meeting via Zoom Media. Rene VanSchaack was also present at tonight’s meeting. The applicant is requesting 9 Lot Line Adjustments in order to line up easements and better configure existing undersize parcels, and also to convey lands to the County for the use of sewer lines, and future gas lines. The applicant submitted 4 application and 2 sets of plans.

The Board reviewed the plans.

Mr. DeLuca made a motion to approve Lot line adjustment A, B,C, D, E,F.& G, as indicated on plans seconded by Ms. Bagshaw

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

**Site Plan Review SPR-2-2022 Camptown Lodge 810 Rt. 23B & 88 Forest Hill Road, Catskill.**

 **(Modification)**

Samantha Cummings was representing the application at tonight’s meeting. The application is requesting a modification to a previously approved site plan in order to move the location of the swimming pool and to add cabanas and a pavilion. The applicant submitted an application and a site plan.

The Board reviewed the plans.

Ms. Golden asked if there were to be any additional landscaping.

Ms. Cummings answered landscaping has not been determined at this time.

Board discussed holding a Public Hearing.

Mr. DeLuca made a motion to wave a Public Hearing for SPR-2-2022, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

Ms. Bagshaw made a motion to reaffirm the Negative Declaration dated August 25, 2020 for Camptown Lodge, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

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

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

Ms. Bagshaw made a motion to approve SPR-2-2022, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Aye

Jay Lesinger Absent Motion Approved.

 **Lot Line Adjustment SUB-11-2022 ELP Solar 555Cauterskill Ave. Catskill.**

Wendy DeWolf was representing this application at tonight’s meeting. The applicant had submitted drainage plans to the Towns Engineer, and a revised set plans to the Board indicating the proposed Lot Line adjustment and location of wetlands, along with the decommissioning plans.

The Board reviewed the plans.

MS. Golden stated the Board will wait for Delaware Engineering to finish with their review of the drainage plans for the special use permit, and then the Board can move forward with the lot line adjustment. At this time in order for this project to be complete, the decommissioning plan needs to be finalized, drainage plans accepted, and the lot line adjustment finalized. As soon as Delaware indicates the plans are complete the Board can reschedule this application.

Ms. Golden thanked the applicant for attending.

**OTHER BUSINESS:**

Mr. Vipler asked to speak with the Board in regards to the Towns newly adopted definitions. At this time the Towns definition for a Town House is identified as a dwelling with 3 or more dwellings. In order for the development of his project, he needs the definition changed to indicate 2 or more dwellings.

Ms. Golden stated The Planning Board cannot change the Towns definitions; this is a matter for the Town Board or the Town Attorney.

Ms. Hernandez stated she has concerns regarding the impact Solar development is having on the local real-estate value because of the know health risks associated with solar panels.

Ms. Golden stated she would suggest for Ms. Hernandez to submit any literature she can find regarding to the Planning Board.

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

Planning Board meeting ended at 8:35 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Written 7/26/22