# Town of Catskill Planning Board

Planning Board Meeting

March 28, 2023 6:30 PM

Town Hall 439 Main St. Catskill

**Present:** Chairwoman-Teresa Golden, Vice Chairman- Larry Federman, William DeLuca, Jay Lesenger,

Angelo DiCaprio, Laurie Sprague – Schmidt (Alternate), Secretary Patricia Case-Keel.

**Absent:** Brittany Williams, Bridgett Hernandez.

**Also Present**: Adam Yagelski (Town Engineer)

Chairwoman Teresa Golden opened the meeting with the Pledge of Allegiance to the flag.

Ms. Golden stated the next planning board meetings will be held on April 25th and May 23rd. Due to the number of applications at tonight’s meeting the Board will be limiting each applicant to ten minutes Vice Chairman – Larry Federman will be the time keeper .

For those applications that require referral to the Greene County Planning Board, their next meetings are scheduled for April 19thth and May 17thth. Please note that Greene County requires all referrals with supporting documentation (including full-sized drawings) to be sent 12 days prior to their meeting.

As is our practice, I’d like to remind everyone that during our public meetings (including public hearings), 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. The Town Attorney will be the timekeeper. 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.

Ms. Golden stated Laurie Sprague-Schmidt, as our Planning Board alternate, will participate in tonight’s meeting and vote in place of Planning Board member Brittany Williams who is absent.

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

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

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUP-4-2022 91 Falling Waters, Palenville. The Notice of Public Hearing was published in the Daily Mail on January 4, 2023 and January 5, 2023.The Public Hearing was continued in order to give the applicant an opportunity to address concerns from his neighbors regarding the location of the proposed solar arrays. The applicant submitted revised plans on March 9, 2023.

Alix Martin is a permit coordinator from Kasselmans Solar and was representing the applicant at tonight’s meeting . Also in attendance was Chet Garrison. Mr. Martin gave a brief overview on this project Mr. Martin stated in response to some of the concerns brought up at the January 10, 2023 Public Hearing the project will not have any impact on flight plans coming out of Albany Airport, and there should be no effect to any of the local well water during installation of the solar arrays. The applicant has decided to move the solar arrays from the west side of the parcel to the north end as indicated on the revised plans.

Ms. Golden asked if there were any questions or concerns regarding this application from the public.

Margaret Graham resides at 65 Rabbit Lane, Ms. Graham was attending tonight’s meeting via Zoom Media. Ms. Graham stated she has submitted a sketch referencing a better location for the solar arrays, and from what she has seen, the revised plans appear to indicate the panels will been in the vicinity of her suggestion, and she is comfortable with the revised plans. She also wanted to thank the applicant and the Planning Board for taking her concerns into consideration.

Mr. Federman stated if the applicant will be cutting any tree during the time of the year for tree cutting should be taken into consideration for nesting birds.

Mr. DeLuca made a motion to close the Public Hearing for SUP-4-2022, seconded by Mr. Federman

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 6:46 PM**

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

**Subdivision SUB-1-2023 Mathew Goodell, 5 Mile Wood Road Catskill.**

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-1-2023 5 Mile Wood Road. The Notice of Public Hearing was published in the Daily Mail on March 22, 2023 and March 23, 2023.

PLEASE TAKE NOTICE,

the Town of Catskill Planning Board will hold a public hearing in accordance with Town Law § 276 on March 28, at 6:35 PM at Town of Catskill Town Hall 439 Main St. in the Village of Catskill, to consider a 2 lot minor subdivision of land located on 5 Miles Wood Road ,Catskill proposed by Mathew Goodell. 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 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 the green cards from the certified mailing.

Mr. McDonald was representing the applicant at tonight’s meeting and gave a brief overview of the project. The applicant is requesting the subdivision of a 4.167 acre parcel into a 2.308 and 2.309 parcels.

Ms. Golden asked three times of there were any questions or comments regarding SUB-1-2023.

There were no questions or comments.

Mr.Lesenger made a motion to close the Public Hearing for SUB-1-2023, seconded by Mr.DeLuca

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 6:48 PM**

**Opening of Public Hearing at 6:37PM.**

**Subdivision SUB-4-2023& SUP-2-2023 Catskill Golf Course, 27 Brooks Lane Catskill**

The applicant submitted revised plans identifying contours.

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-4-2023 27 Brooks Lane. The Notice of Public Hearing was published in the Daily Mail on March 22, 2023 and March 23, 2023.

Please TAKE NOTICE,

the Town of Catskill Planning Board will hold a public hearing in accordance with Town Law § 276 on March 28, at 6:40 PM at Town of Catskill Town Hall 439 Main St. in the Village of Catskill, to consider a 5 lot major subdivision and a special use permit for the development of 4 town houses of land located on 27 Brooks Lane, Catskill proposed by Catskill Golf Resort. 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 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,

Mr. Vipler was in attendance at tonight’s meeting, along with Charles Holtz his surveyor. The applicant gave a brief overview of the project .On September 27, 20222 the applicant had been approved for a 3 lot minor subdivision for the purpose of developing 2 duplex dwellings on 2 of the parcels, The applicant is now requesting to amend the approved 3 lot minor subdivision to a 5 lot major subdivision in response to the Town’s definition of a Townhouses allowing each of the town houses to have its own parcel.

The applicant submitted the green cards from the certified mailing

Peter Sampson resides on Brooks Lane. Mr. Sampson reviewed the plans with the applicant.

Ms. Golden asked three times if there were any questions or comments regarding SUB-4-2023

There were no questions or comments.

Mr. Lesenger made a motion to close the Public Hearing for SUB-1-2023, seconded by Mr.Federman

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Ms. Golden thanked everyone for attending tonight’s meeting

**Public Hearing Closed at 6:55 PM**

**Opening of Public Hearing at 6:39PM.**

**Subdivision SUB-5-2023 Marcial Calo 1700 High Falls Road, Catskill.**

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-5-2023 Marcial Calo 1700 High Falls Road, Catskill . The Notice of Public Hearing was published in the Daily Mail on March 22, 2023 and March 23, 2023.

PLEASE TAKE NOTICE,

the Town of Catskill Planning Board will hold a public hearing in accordance with Town Law § 276 on March 28, at 6:39 PM at Town of Catskill Town Hall 439 Main St. in the Village of Catskill, to consider a 2 lot minor subdivision of land located on 1700 High Falls Road ,Catskill proposed by Marcial Calo. 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 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

The applicant submitted the green cards for the certified mailing.

Al McDonald from Santos Associates was representing the applicant at tonight’s meeting. Mr. McDonald gave a brief overview on this project. The applicant is requesting a 2 lot subdivision of a 24.043 acre parcel into a 15.960 acre parcel and an 8.083 acre parcel.

Deborah Semner resides on Ridgeway Road, she stated she has concerns regarding the effects that this subdivision could have on the private road with maintenance and damage from erosion and flooding especially with maintenances around the culvert.

Mr. McDonald answered the applicant will have an RMA and will be required to maintain the road as far as his parcel.

Ms. Golden asked if there were any questions or comments regarding SUB-5-2023.

There were no questions or comments.

Mr. Lesenger made a motion to close the Public Hearing for SUB-5-2023, seconded by Mr. Federman

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 7:25**

**Opening of Public Hearing at 6:49PM.**

**Subdivision SUB-3-2023 David Jordan 730 Bogart Road, Palenville**

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-5-2023 Marcial Calo 730 Bogart Road, Palenville. The Notice of Public Hearing was published in the Daily Mail on March 22, 2023 and March 23, 2023.

PLEASE TAKE NOTICE,

the Town of Catskill Planning Board will hold a public hearing in accordance with Town Law § 276 on March 28, at 6:40 PM at Town of Catskill Town Hall 439 Main St. in the Village of Catskill, to consider a 2 lot minor subdivision of land located on 710 Bogart Road, Palenville proposed by David Jordan. 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 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 the green cards for the certified mailing.

Dan McCarthy from Praetorius and Conrad was representing the applicant at tonight’s meeting. Mr. McCarthy gave a brief presentation for this application. The applicant is requesting a 2 lot subdivision of a 7.90 acre parcel into a 6.59 acre parcel and a 1.513 acre parcel.

Ms. Golden asked if there were any questions or comments regarding SUB-3-2023.

There were no questions or comments.

Mr. Lesenger made a motion to close the Public Hearing for SUB-3-2023, seconded by Mr. DeLuca

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 7:32 PM**

**OLD BUSINESS:**

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

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

Mr. DiCaprio made a motion to declare a Negative Declaration for SUP-4-2022, seconded by Mr. Lesenger

Ayes 6(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Mr. Federman made motion to accept SUP-4-2022 plans and as final, seconded by Ms. Sprague- Schmidt

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Mr. Lesenger made a motion to accept the resolution approving SUP-4-2022 , seconded by Mr. DeLuca

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**Subdivision SUB-1-2023 Mathew Goodell, 5 Mile Wood Road, Catskill.**

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

Mr. DeLuca made a motion to declare a Negative Declaration for SUB--2023, seconded by Mr. DiCaprio

Ayes 6(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Ms. Sprague-Schmidt made a motion to accept SUB-4-2023 plans and as final, seconded by Mr. Federman

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Mr. Federman made motion to accept the resolution approving SUB-1-2023 , seconded by Mr. Lesenger

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**Subdivision SUB-4-2023 Catskill Golf Course, 27 Brooks Lane Catskill**

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

Mr. Federman made a motion to declare a Negative Declaration for SUB-4-2023, seconded by Mr. Lesenger

Ayes 6(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Ms. Sprague-Schmidt made motion to accept SUB-4-2023 plans and as preliminary, seconded by Mr. Lesenger

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Mr. Federman made a motion to accept the the preliminary subdivision approval resolution as amended, approving SUB-4-2023 , seconded by Mr. DiCaprio

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Ms. Golden stated the application will be granted final approval, once the Board receives an engineering report for final water and sewer expansion.

**Special Use Permit SUP-2-2023 Catskill Golf Course 27 Brooks Lane Catskill**

Ms. Golden stated the Site Plan and Special Use Permit are applying to only lots 1, 2, 3 and 4

Mr. Federman made a motion to approve the resolution as amended, seconded by Mr. Lesenger

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**Subdivision SUB-5-2023 Marcial Calo 1700 High Falls Road, Catskill.**

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 for SUB-5-2023, seconded by Ms. Sprague-

Schmidt

Ayes 6(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Mr. DeLuca made motion to accept SUB-5-2023 plans and as complete, seconded by Mr. Lesenger

Ayes 6(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Mr. Federman made a motion to approve the resolution as amended, seconded by Mr. Lesenger

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**Subdivision SUB-3-2023 David Jordan 730 Bogart Road, 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 for SUB-3-2023, seconded by Ms. Sprague-

Schmidt

Ayes 6(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Mr. DeLuca made motion to accept SUB-5-2023 plans and as complete, seconded by Mr. DiCaprio

Ayes 6(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Mr. Lesenger made a motion to approve the resolution approving SUB-5-2023, seconded by Mr. Federman

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**Subdivision SUB-18-2022 The Nest, Mossy Hill Road, Catskill.**

Darren Elsom from Kaaterskill Associates was representing this application at tonight’s meeting. The applicant submitted revised plans and responses to Delaware Engineering’s memo dated February 21, 2023

Ms. Golden stated if the applicant has decided to pay the fee in lieu of dedicating open space, as part of the subdivision approval, the application will have to go before the Town Board.

Mr. Elsom stated he will be submitting a storm water plan to Delaware Engineering by the end of this week

Mr. Yagelski stated the Board may consider making the storm water analysis, part of a conditional preliminary plat approval.

Ms. Golden stated the applicant will be submitting waivers for the HOA, top coating for private road, and cul-de-sac.

Mr. Yagelski stated he would recommend the Board follow the Towns Code and require chip and seal, for the topcoat on the private road due to the 10% sloping.

Mr. Elsom agreed to have the Planning Board proceed with the SEQR after the Public Hearing.

Mr. Yagelski stated at this time the Planning Board can send out lead agency notices

Mr. DeLuca made motion to schedule a Public Hearing for the Planning Baords April 25,2023 meeting at 6:35 P.M. seconded by Ms. Sprague-Schmidt

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

**NEW BUSINESS:**

**Stone Gate / Catskill Pond Expansion, Porto Road, Catskill**

Aron Jackson from Lamont Engineering was representing this applicant at tonight’s meeting. The applicant is requesting a Sketch Review IAW Town Code 121-13(B) . The applicant is requesting the expansion of a mobile home park and, is proposing an additional 52 new lots, which will involve 18 acres of an existing 48 acre parcel. The applicant submitted a site plan.

The Board reviewed the Plans.

Mr. Jackson stated he is aware that the project will require SPDDS Permit and DEC, as well as DOH for the water.

Ms. Golden stated the Planning Board will be making a recommendation to the Town Board to make sure the topography will be adequate for drainage with only a 20’ road and no ditches on the side.In addition the Planning Board will be recommending for the Town Board to engage an engineer to review the storm water plans. At this time the Planning Board is only reviewing this project  for the driveways, streets and walkways suitability of the grade and required width; and if adequate recreational facilities and area are provided fpr the occupants of the park , and then will submit any recommendations to the Town Board who will be the lead agency for this project.

Mr. Yalaski stated this project will require a full SWPP and post construction storm water plan .

Ms. Golden stated she has a concern with1 parking space for each dwelling especially with some of the proposed dwellings having 3 bedrooms.

Mr. Jackson stated the parking space will be 24’ x 12’ should hold 2 cars.

Ms. Golden stated the Board will also recommend some street lighting , and asses the need for walkways and patios constructed of water resistance material and a minimum size of 180’sqft.,and the cul-de-sac must be at least 30’. Ms. Golden then asked if there will be any recreational facilities for the residents.

Mr. Jackson at this time there is no plans for any recreational facility.

Mr. Federman stated the Towns Code requires adequate recreational facilities and area be provided for the comfort, convenience, safety, health and welfare of the occupants of the park and the inhabitants of the Town.

Ms. Golden asked how much space is allocated for each of the sites.

Mr. Jackson answered most of them are 8,000-10,000sqf.

Ms. Golden stated the Planning Board will draft a memo and submit the recommendations to the Town Board.

**Site Plan Review SPR-1-2023 TZ Electric Rt. 32 Catskill**

Darren Elsom is an engineer from Kaaterskill Associates and is representing the applicant at tonight’s meeting. The applicant is requesting a site plan review in order to construct a 40’x60’buidling to use as a warehouse and office for an electrical business. The propose business will have 3-4 individuals working at the site with 5-6 technicians who will come in the morning and retrieve equipment ,and vehicles 5 days a week . The applicant submitted an application site plan and EAF.

The Board reviewed the plans.

Mr. Elsom stated there was DOT approval for access for the previous owner, but the applicant wants to abandon the current access and relocate it, so it will require a DOT approval.

Ms. Golden stated in order for this project to move forward the applicant will be required to add additional parking, the 2 parcels involved will need to be merged, lighting, escrow account put in place , and a landscaping plan . The Board is considering the use as a ware house, which will require a review for a special use permit, and this project will also require a 239 Review with the Greene County Planning Board.

Mr. Yagelski stated because the site involves a nonresidential use, and the building is less then 4000sqft the project is exempt from SEQRA, however DOT approval will be required.

Mr. Lesenger made a motion to declare this project as an uncoordinated review, type 2 action, and declare the Town of Catskill Planning Board as Lead Agency, seconded by Mr. Federman

**Sketch Plan Review SPR-2-2023 Catskill Montessori School, 48 Anbach Lane Catskill**

Liam Turkle is an architect from L.T.A. Architects and was representing the applicant at tonight’s meeting, and also Sherri Clune who is head of the school, and Casson Kennedy. The applicant is requesting the expansion of the existing use as a school. The applicant submitted a site plan, application, and an EAF.

The Board reviewed the plans.

Ms. Golden asked if there will be enough parking spaces including pupils who maybe driving.

Ms. Cluse answered between 7th grade and 12th grade the total number of pupils is 60, and in addition to individual vehicles they also have buses bringing pupils in.

Mr. Yagelski stated he will look into the requirement for the water supply .DEC and DOH will be involved agencies. He would also suggest developing a threshold for further development.

Ms. Golden reviewed with the applicant all of the required material for this project: designate area for parking for events, identify impervious services, SHPO, agricultural data statement, the project will require a water front overlay district form, any approvals will require tree cutting restrictions, identify the 100 year floodplain, proposed lighting including a tear sheet, and determine if there is a need for an erosion plan.

Mr. DeLuca made a motion to classify this action an unlisted, coordinated review, and declare the Town of Catskill Planning Board as Lead agency, seconded by Mr. Lesenger

Ayes 6(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 0 **Motion Carried.**

Ms. Golden thanked the applicant.

**Sketch Conference Hampton Inn Rt.23B & Gateway Drive, Leeds**

Thomas Kentek was representing this request for a sketch conference at tonight’s meeting. The applicant is proposing to construct a 92 room hotel, with an indoor pool, on a 3.086 acre parcel recently subdivided and will be adjacent to the new proposed Stewarts service station. The applicant submitted a sketch plan.

The Board reviewed the plans.

Ms. Golden asked if the traffic around the building will be two way, and if there will be any loading docks

Mr. Kentek answered the traffic will be two way, and there will be enough room for emergency vehicles. There will be no requirement for any loading docks .The applicant is on the process of filling for a lot line adjustment and once that is granted there will be additional parking.

Ms. Golden asked if there will be a restaurant and will it be open to the public.

Mr. Kentek answered the hotel will only be serving breakfast to their customers.

Ms. Golden stated she has concerns regarding the number of parking spaces.

Mr. Lesenger asked if the hotel will be open for holding events.

Mr. Kentek answered “No”.

Ms. Golden reviewed with the applicant what additional information will be required in order for this project to move forward; complete set of plans, SHPO approval, confirmation from Central Hudson, confirmation from Village Water Works, confirmation from the Catskill Fire Department, and a landscaping plan.

Mr. Kentek stated the landscaping plans will be coordinated with Stewarts.

Ms. Golden asked if there will be any electrical charging stations, and if there are any plans to have solar for the hotel

Mr. Kentek answered there are plans for having electrical charging station for the customers and they are considering having solar on the hotel.

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

**OTHER BUSINESS:**

Ms. Sprague- Schmidt stated she has concerns regarding the application for the Menken subdivision. She is not comfortable with the idea of the Board potentially approving a subdivision when the access is only a trail and there is no access for any emergency vehicles.

The Board discussed the matter.

Mr. DeLuca made a motion to approve the meeting minutes of January 10, 2023 as amended, seconded by Mr. Federman

Ayes 4, Nays 0, Absent 2, Abstained 2 (Teresa Golden, Laurie Sprague – Schmidt) **Motion Carried.**

Mr. Federman made a motion to approve the meeting minutes of February 28, 2023 as amended, seconded by Ms**.** Laurie Sprague – Schmidt **Motion Carried.**

Ayes5(Laurie Sprague- Schmidt voting in Brittany Williams place), Nays 0, Absent 2, Abstained 1( Angelo DiCaprio) **Motion Carried.**

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

Planning Board meeting ended at 9:40 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Amended 5/23/23