# Town of Catskill Planning Board

Planning Board Meeting

March 8, 2022 6:30 PM

Town Hall 439 Main St. Catskill

**Present:** Vice Chairman- Larry Federman ( Zoom Media ), William DeLuca, Angelo DiCaprio, Heather

Bagshaw, Bridgett Hernandez ( Zoom Media), Secretary Patricia Case-Keel.

**Absent:** Chairwoman-Teresa Golden,

**Also Present:** Kevin Schwenzfeier (Town Engineer).

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 March 22, 2022 and April 12, 2022. For applications requiring a 239 Review, the Greene County Planning Board’s next scheduled meeting will be held on 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.

**Continuation of Public Hearing**

**Site Plan Review SPR-5-2021 Mach-360 Rt. 32, Catskill.**

Mr. Federman 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.

**OLD BUSINESS:**

**Subdivision SUB-3-2022 Catskill Golf Resort 27 Brooks Lane, Catskill**

David Vipler was in attendance at tonight’s meeting along with Charles Holtz his surveyor . Mr. Vipler is requesting a 3 lot subdivision creating 2 .25 acre parcels and leaving a remaining 136.9 acre parcel in order to develop two 2 family duplexes . The applicant submitted a revised plan indicating the removal of phase 2 from the plans, and added the setback lines. The applicant also submitted a rendering of the proposed houses with the pergolas, and approval from Public Works and revised EAF.

Mr. Vipler stated the height of the proposed dwelling will be approximately 23’ and the height of the proposed pergola will be approximately 9’in height with the intention of hiding the solar panels behind the houses.

Mr. Federman asked if the applicant had received any information form the Towns Highway Superintendent regarding the second curb cut.

Mr. Vipler answered “No” but he had contacted him and the Board should be receiving something in writing from Shawn.

Mr. Federman asked in regards to the setbacks for the front yard.

Mr. Holtz stated the front line for the proposed subdivision is in the center of the road.

Discussion ensued.

Mr. Federman stated he has been made aware of is an issue regarding $ 1,400.00 in escrow owed for Delaware Engineering’s service for this project.

Mr. Vipler stated he will pay the escrow fee.

Ms. Bagshaw made a motion to approve the establishment of an escrow account in order to cover Delaware Engineers review of this project up to the current date of March 8, 2022 , seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Absent

Ms. Bagshaw Aye Motion Approved.

Ms. Bagshaw made motion to accept the application as complete, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Absent

Ms. Bagshaw Aye Motion Approved.

Mr. DeLuca made a motion to declare Town of Catskill Planning Board as Lead Agency for SUB-3-2022 as an unlisted action and uncoordinated review, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Absent

Ms. Bagshaw Aye Motion Approved.

Ms. Bagshaw made a motion to schedule a Public Hearing to be held on April 12, 2022 at 6:35 PM, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Absent

Ms. Bagshaw Aye Motion Approved.

**NEW BUSINESS:**

**Lot Line Adjustment SUB-4-2022 Vincent Seeley 732 West Main, Catskill.**

Ms. Bagshaw abstained from the review for SUB-4-2022.

Alton McDonald from Santos Associates was representing the applicant at tonight’s meeting. The applicant is requesting the conveyance of .041 acres to add availability for open space. The applicant submitted an application and a survey.

Mr. McDonald stated although some of Mr. Seely’s land is in the Villages boundaries he wanted to inform the Board that the Village does not have any regulations for lot line adjustments so this conveyance of land only involves the Towns Planning Board.

The Board reviewed the plans.

Mr. DeLuca made a motion to approve this request for SUB-4-2022, seconded by Mr. DiCaprio

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Absent

Ms. Bagshaw Abstained Motion Approved.

Mr. DeLuca made a motion to approve the Planning Board’s February 22, 2022 meeting minutes as written, seconded by Ms. Bagshaw

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Abstained

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Absent

Ms. Bagshaw Abstained Motion Approve

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

**Planning Board meeting ended at 7:15 PM**

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Amended 3/22/22