# Town of Catskill Planning Board

Planning Board Meeting

May 23, 2023 6:30 PM

Town Hall 439 Main St. Catskill

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

Angelo DiCaprio, Laurie Sprague – Schmidt (Alternate), Bridgett Hernandez,Secretary-Patricia

Case-Keel.

**Absent:** Brittany Williams

**Also Present**: Ted Hilscher (Town Attorney) 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 June 27th and July 25th. Due to the number of applications at tonight’s meeting the Board will be limiting each applicant to ten minutes Town attorney Ted Hilscher will be the timekeeper.

For those applications that require referral to the Greene County Planning Board, their next meetings are scheduled for June 21stand July 19th. 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, she reminded everyone that during public meetings (including public hearings), the board respectfully asks that all public comment speakers give their name, address, and organization (if any) and limit 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.

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

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

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SPR-1-2023 TZ Electric Rt. 32, Catskill. The Notice of Public Hearing was published in the Daily Mail on May 17, 2023 and May 18, 2023.

**NOTICE OF PUBLIC HEARING**

**The Town of Catskill Planning Board will hold a Public Hearing on application Site Plan Review SPR-1-2023 pursuant to Section 160-14 of the Town of Catskill Zoning Code to allow the construction of a commercial building to be used as an electricians shop on lands owned by TZ Electric Inc, at NYS Rt. 32 , Catskill NY Tax Map #153.00-6-5.112 &.12The Public Hearing will be held on the 23rd day of May ,2023 at 6:35 PM, at the Town of Catskill Town Hall , 439 Main Street. Catskill NY. 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 Boards Meeting Agenda on the Towns 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 to make an appointment if you would like to view the application. By order of Teresa Golden Chairwoman, Planning Board, Town of Catskill.**

Darren Elsom is an engineer from Kaaterskill Associates and is representing the applicant at tonight’s meeting. Mr. Elsom gave a brief overview of this project. 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 applicant had submitted the green cards from the certified mailing.

Paul Brown is from Trinity Baptist Church on Route 32. Mr. Brown asked if the lighting will be on 24 hours.

Mr. Elsom answered the lighting will be on a motion sensor, and will be on for the employees from morning until the end of the work day.

Ms. Golden asked if there were any additional questions or comments regarding SPR-1-2023.

There were no questions or comments.

Mr. DeLuca made a motion to close the Public Hearing for SPR-1-2027, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place of Brittany Williams), Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 6:35PM**

**Opening of Public Hearing at 6:40 PM.**

**Special Use Permit SUP-3-2023 Amedure Apartments, 1816 Rt. 23B Leeds**

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUP-3-2023 Amedure Apartments Rt. 32, Catskill. The Notice of Public Hearing was published in the Daily Mail on May 17, 2023 and May 18, 2023.

**NOTICE OF PUBLIC HEARING**

**The Town of Catskill Planning Board will hold a Public Hearing on application**

**Special Use Permit SUP-3-2023 pursuant to Section 160-11 of the Town of Catskill Zoning Code to allow the renovation of existing motel and change use to 3 apartments on lands owned by Steve Amedure at 1812 Rt23B, Leeds NY Tax Map #119.04-1-6.1The Public Hearing will be held on the 23rd day of May, 2023 at 6:40 PM, at the Town of Catskill Town Hall, 439 Main Street. Catskill NY. 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 Boards Meeting Agenda on the Towns 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 to make an appointment if you would like to view the application. By order of Teresa Golden Chairwoman, Planning Board, Town of Catskill**

Steve Amedure was in attendance at tonight’s meeting along with Scott Lane who is the engineer and is representing the applicant. Mr. Lane gave a brief overview of the proposed project. The applicant is requesting a special use permit in order to renovate an existing structure and turn it into a 3 unit apartment. The applicant submitted the green cards for the certified mailing.

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

There were no questions or comments.

Mr. DeLuca made a motion to close the Public Hearing for SUP-3-2027, seconded by Mr. Lesenger

Ayes 7(Laurie Sprague- Schmidt voting in place of Brittany Williams), Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 6:49PM**

**Opening of Public Hearing at 6:45 PM.**

**Subdivision SUB-8-2023** **Fox Hollow, 601 Kings Road, Catskill**

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-8-2023Fox Hollow 601 Kings Road, Catskill. The Notice of Public Hearing was published in the Daily Mail on May 17, 2023 and May 18, 2023.

**PLEASE TAKE NOTICE,**

**the Town of Catskill Planning Board will hold a public hearing in accordance with Town Law § 276 on May 23, 2023, at 6:45 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 601 Kings Road, Catskill proposed by Fox Hollow LLC. 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,**

Charles Holtz was representing this application at tonight’s meeting. Mr. Holtz gave a a brief overview of this proposed subdivision. The applicant is requesting a subdivision in order to create a 3.27 acre parcel with an existing office building and a 1.69 acre parcel with an existing single family dwelling.

Ms. Golden asked if there were any additional questions or comments regarding SUB-8-2023.

There were no questions or comments.

Mr. Lesenger made a motion to close the Public Hearing for SUB-8-2023, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place of Brittany Williams), Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 6:53 PM**

**Opening of Public Hearing at 6:50 PM.**

**Subdivision SUB-10-2023** **Marlene Caridi, Caridi Drive, Catskill**

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-10-2023 Marlene Caridi Caridi Drive, Catskill. The Notice of Public Hearing was published in the Daily Mail on May 17, 2023 and May 18, 2023.

**PLEASE TAKE NOTICE**

**the Town of Catskill Planning Board will hold a public hearing in accordance with Town Law § 276 on May 23, 2023, at 6:50 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 Caridi Drive, Catskill Tax Map # 169.04-2-25 proposed by Marlene Caridi. 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,**

Alton McDonald was representing the applicant at tonight’s meeting. The applicant submitted the green cards for the certified mailing. Mr. McDonald gave a brief overview for this subdivision .The applicant is requesting a minor 2 lot subdivision of an 5.338 acre parcel creating a 3.100 and 2.238 acre parcels with 5 preexisting parcels at the back of the parcel containing town houses. The applicant has submitted an application, EAF and plans.

John Toprovosky resides at 32 Caridi Drive. He wanted to know the lay out of the subdivision, in relation to the existing town houses.

Me. McDonald indicted on the plans the location of the parcels.

Ms. Golden asked if there were any additional questions or comments regarding SUB-10-2023

There were no questions or comments.

Mr. Lesenger made a motion to close the Public Hearing for SUB-8-2023, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place of Brittany Williams), Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 7:03 PM**

**Opening of Public Hearing at 6:55 PM.**

**Subdivision SUB-11-2023** **HCS Caridi Drive, Catskill**

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-11-2023 HCS Caridi Drive, Catskill. The Notice of Public Hearing was published in the Daily Mail on May 17, 2023 and May 18, 2023.

Alton McDonald was representing the applicant at tonight’s meeting.The applicant has submitted the green cards for the certified mailing. Mr. McDonald gave a brief overview of this subdivision. The applicant is requesting a 2 lot minor subdivision of a 6.854 acre parcel creating a 2.813 and 4.041 acre parcel.

Ms. Golden asked if there were any questions or comments regarding SUB-11-2023.

There were no questions or comments.

Mr. DeLuca made a motion to close the Public Hearing for SUB-11-2023, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place of Brittany Williams), Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Public Hearing Closed at 7:14PM**

**Opening of Public Hearing at 6:55 PM.**

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

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SPR-2-2023 Catskill Montessori School 48 Anbach Lane, Catskill. The Notice of Public Hearing was published in the Daily Mail on May 17, 2023 and May 18, 2023.

Casson Kennedy was representing this application at tonight’s meeting. Liam Turkle was also present via Zoom media. The applicant had submitted the green cards for the certified mailing. Mr. Kennedy gave a brief overview of the project. The applicant is requesting the expansion of the existing use as a school. However due to the response made from SHPO regarding archeological findings on the site, the project layout will have to be reconfigured.

Mr. Hilscher stated the Planning Board will hold the Public Hearing Open in order to allow the neighbors adequate time to consider any proposed changes.

Rex Capone currently resides in Coxsackie but had noticed an increase noise incurring form the school activities. Also there was an excessive amount of traffic and very concerned with the individuals driving recklessly. He also has concerns with the roads stability, and believes the school is overdeveloping the land

Rosemary Dedrick resides at 719 Embought Road. She has concerns with the traffic and also reckless driving making traversing on the road dangerous. She also has concerns with the roads stability and does not believe it can handle the amount of traffic that is currently occurring.

Charles Holtz resides at 619 Embought Road . Mr. Holtz stated he would like to request a traffic study be conducted.

Mr. DeLuca asked how long has the school been in operation.

Mr. Kennedy answered approximately 8 years, but originally it was a day care.

Heidi Iten resides at 43 Anbach Lane. She stated she had never received a notice when the school was originally approved by the Towns Planning Board. She has concerns regarding the traffic and also issues with the traffic and the local farm equipment. She also believes there is run-off coming from the parking area onto her property. She has noticed most of the students are being driven in and not being bused, and although the school is supposed to be for farming education, she sees very little agriculture taken place. She does not want any expansion granted for the applicant.

Eileen Dedrick resides at 723 Embought Road. Ms. Dedrick stated he would like to know the actual number of students currently attending the school. The application indicates this school will not have a significant impact for the area, but she believes it will. The traffic is a great concern, and residents on broom street cannot leave their driveway in the mornings because of it. She does not believe students will be bused in because most of them do not reside in this area. She would like for the Town to conduct a traffic study.

Ms. Golden stated a traffic study may be requested in response to this public hearing.

Mike Deeder resides at 719 Embought Road. Mr. Deeder stated he was also never informed with the school had originally opened. He does not believe the road was constructed or designed for the amount of traffic occurring from the school especially when it was in construction and there were dump trucks and tractor trailers travelling on it .The road was built on rocks and they are being compromised with all the traffic.

Paul Brown resides at 11 Post Avenue. Mr. Brown stated he has concerns regarding the increase in traffic, Currently it is very difficult for residents to exit their driveways especially in the mornings. Mr. Brown asked for the number of students who are bused in and how many are driven in.

Ms. Golden stated the application indicates there is currently 115 students and 12 staff, and they are increasing the participation to 170 students and 26 staff.

A resident stated it was his understanding form the information on the EAF he received from the Towns Clerk, the applicant is intending on increasing the numbers to 200 students and 27 staff.

Mr. Deluca stated the EAF had been update April 9, 2023

Ms. Golden stated the Town’s engineer will be reviewing the site for the SWPP and may be required to work with the applicant regarding the road. Mr. Deluca stated the Board may want to consider requesting the applicant to have traffic study done.

Mr. Hilscher stated he would recommend the Planning Board continue this Public Hearing until the June 27 , 2023 Planning Board meeting, and then consider closing the Public Hearing, since this project is going to require significant changes to the plans .

Mr. Yagelski stated that if the applicant would like, they can send him the traffic study proposal, which should consist of road construction, safety, traffic count, and it should also include all of the intersections involved, and he will work with them on what is required in order to move forward with this project.

Ms. Golden stated the Planning Board will be contacting the Town Board as well as the Towns Highway Superintend regarding concerns for the roadway.

Mr. Yagelski stated he would recommend for the applicant to submit something in writing requesting a pause in this review for any activity based on the required timelines once the Public Hearing is closed.

Ms. Golden stated the Public Hearing will be continued and she would suggest for the residents to check the Town’s website for when the application will be returning to the Board.

Ms. Golden thanked everyone for attending tonight’s public hearing

**OLD BUSINESS:**

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

The applicant has submitted revised plans addressing parking and landscaping, and reviewed with the Board responses to Delaware Engineering comments.

Mr. Yagelski asked in regards to a D.O.T. approval.

Mr. Elsom answered the application was submitted but he has not received a response at this time.

Ms. Sprague- Schmidt made a motion to accept the application and plans as final, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. Federman made a motion to adopt the resolution approving SPR-1-2023, seconded by Mr. Lesenger

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Special Use Permit SUP-3-2023 Amedure Apartments, 1816 Rt. 23B Leeds**

Mr. Federman made a motion to accept the application and plans as complete,seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Sprague- Schmidt made a motion to adopt the resolution as amended approving SUP-3-2023, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Subdivision SUB-8-2023** **Fox Hollow, 601 Kings Road, Catskill (Board Review EAF)**

Mr. DeLuca read aloud part 2 of the EAF with all answered being “No or small impact”

Mr. Lesenger made a motion to declare a Negative Declaration for SUB-8-2023, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Sprague- Schmidt made a motion to accept the application and plans as complete, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. Federman made a motion to adopt the resolution as amended approving SUB-8-2023, seconded by Mr. Lesenger

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Subdivision SUB-10-2023** **Marlene Caridi, Caridi Drive, Catskill (Board Review EAF)**

The applicant submitted revised plans.

Mr. DeLuca read aloud part 2 of the EAF with all answered being “No or small impact”

Mr. DiCaprio made a motion to declare a Negative Declaration for SUB-10-2023, seconded by Ms. Sprague-Schmidt

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

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

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. Lesenger made a motion to adopt the resolution approving SUB-10-2023, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Subdivision SUB-11-2023** **HCS Caridi Drive, Catskill (Board Review EAF)**

Mr. DeLuca read aloud part 2 of the EAF with all answered being “No or small impact”

Mr. Lesenger made a motion to declare a Negative Declaration for SUB-11-2023, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. Lesenger made a motion to accept the application and plans as final, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. DiCaprio made a motion to adopt the resolution as amended approving SUB-11-2023, seconded by Mr. Lesenger

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**NEW BUSINESS:**

**Lot Line Adjustment SUB-12-2023 Evan Hall 481 Cauterskill Road, Catskill**

Evan Hall was in attendance at tonight’s meeting via Zoom Media along with Christain Denniston from Kaatterskill Engineering Associates and Ahmed Alshimy his adjacent neighbor. Mr. Hall is requesting a lot line adjustment in order to convey .10 of an acre to his neighbor who inadvertently built a shed encroaching the boundary lines.

Mr. Denniston stated he is aware the shed will not meet the setback requirements with the new boundary lines configuration, but the applicant does not want to convey any more land because he does not want the new boundary lines encroaching on a future building site.

Ms. Golden stated the applicant will be required to obtain a variance form the Zoning Board before this Board can take any action on this application. The Board will also request something in writing from the applicant indication they will be willing to wave the 31 day requirement for the Planning Board to make a determination.

Mr. Denniston stated he will submit something in writing.

**Sketch Conference Special Use Permit SUP-6-2023** **Volosk 106 Volosk Road, Catskill.**

Chairwoman Teresa Golden recused herself from the review of SUP- 6-2023. Vice Chairman Larry Federman will be Chairing this application.

Richard Rothe is an engineer from Rothe Engineering and was representing the applicant at tonight’s meeting. The applicant is requesting a special use in order to convert a single family dwelling into a 4 family dwelling. The property is family owned and they would like to have housing for family. The applicant submitted an application sketch plan and an EAF.

The Board reviewed the plans

Mr. Federman stated the description for ownership will have to be clarified by the Town attorney.

Mr. DiCaprio asked if the septic system will be adequate for the expansion of occupancy.

Mr. Roth answered the septic was designed for 8 bedrooms and the number of bedrooms will remain 8.

Mr. Federman stated one of the concerns the Board has to consider is the increase of traffic on Cauterskill Road.

Mr. DiCaprio asked for the dimension of the house.

Mr. Roth answered 63’x96”

Mr. Federman stated the subdivision approval back in 2009 had required lands part of that subdivision be preserved for open space, but the plans before the Board do not reflect that.

Mr. Hilscher stated the concern is the private road was grandfathered in and was not built to the Towns private road spec. With a special use it will increase the number of intensity on the private road and the grandfather clause should not apply.

Mr. Roth sated the road was very well built and is 20’wide with 2’ of shoulders and black top.

The Board discussed conducting a site visit.

Mr. Federman requested the following materials in order for this project to move, Corrected description of ownership, specs for septic, plans must indicate location of dumpster, neighboring houses, lighting, wetlands, and the Board would like to see the specs for the road, and the applicant is required to justify the items on the application check list identified as “NA”. Also the application requires a completed EAF including the EAF Mapper. At some point the Planning Board Clerk will contact the applicant in order to schedule a site visit.

**Special Use Permit SUP-7-2023 Alan Schneck Trust, 314 Pennsylvania Avenue, Palenville.**

Scott Lane was representing the applicant at tonight’s meeting. The applicant is requesting this Special Use Permit in order to convert a machine shop into a 2 family dwelling. The building is 46’x35’with an existing driveway. The plans will involve the upgrading of the septic along with existing landscaping. The site also consists of 2 mobile homes that had been used as a residence but are now only being used for storage. The applicant submitted an application, site plan, and EAF.

The Board reviewed the plans.

Ms. Golden sated the in order for this project to move forward the applicant will be required to submit revised plans indicating mobile homes are to only be used for storage, lighting, and revise the application addressing question #23.

Mr. Federman made a motion to declare the Town of Catskill Planning Board as Lead Agency for this unlisted, uncoordinated review, seconded by Ms. Sprague- Schmidt

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. Lesenger made a motion to schedule a Public Hearing for SUP-7-2023 to be held on June 27,2023at 6:35 PM, seconded by Ms. Sprague- Schmidt

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**OTHER BUSINESS:**

**Special Use Permit SUP-5-2023 Stewarts Shop Inc700 Rt. 23B Leeds (Review updates)**

Marcus Andrews was representing this application at tonight’s meeting. The applicant is requesting a special use permit in order to develop a Stewarts Shop at the new location recently developed by the IDA. The applicant submitted revised plans showing proposed landscaping.

Mr. Andrews stated he is working on addressing the Town’s engineer memo .He has reached out to the County regarding the access on Route 23B and has also reached out to the Thruway Authority regarding the pedestrian access from the Thruways parking area.

Ms. Golden asked if the matter regarding sewer and water has been addressed.

Mr. Yagelski answered “yes”.

Ms. Golden stated the Board will need confirmation from SHPO.

Mr. Andrews state the EV Charges were removed from the site plan until a way to get the power across the thruway can be figured out.

Ms. Sprague – Schmidt made a motion to distribute the application to interested agencies per the Greene County IDA Subdivision action, seconded by Mr. Federman

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. DeLuca made a motion to accept the plans as preliminary with the condition of Delaware Engineering Memo is being answered, seconded by Ms. Sprague - Schmidt

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. DiCaprio made a motion to schedule a Public Hearing to be held on June 27, 2023 at 6: 40PM, seconded by Mr. Lesenger

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**Subdivision SUB-23-2022 Mahnken Mountain House Road, Catskill**

Gary Harvey was representing the applicant at tonight’s meeting. The applicant is requesting the subdivision of a 177 acre parcel into a 93.20 acre parcel and a 84.44 acre parcel with the second proposed lot will being in accessible from a Town Road. The applicant submitted a revised plan addressing the required note for a non-buildable parcel and house, well for first parcel

The Board reviewed the plans.

Ms. Golden read aloud Town Code 104-10,F then stated the note on the plans must reflect the requirement from the Town’s Code. The plan must also indicate the septic for the 1st parcel.

Mr. DeLuca made a motion to accept the plans as preliminary with the condition for note to be revised, seconded by Mr. Federmam

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. Lesenger made a motion to schedule a Public Hearing to be held on June 27, 2023 at 6:45 PM, seconded by Mr. DiCaprio

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

**SUB-9-2023** **Michael Roberts Pennsylvania Ave, Palenville**

Gary Harvey is representing the applicant at tonight’s meeting. The applicant is requesting a Subdivision for the purpose of subdividing a 11.3- acre parcel into 4 parcels, creating a 2.8-, 2.2-, 2.9- and 3.4- acre parcels. Lot #4 would have access from Pennsylvania Avenue and the remaining 3 lot will have access through a shared driveway. The applicant submitted an RMA.

The Board reviewed the plan.

Mr. Federman made a motion to accept the plans as preliminary with the condition for the applicant to submit septic plans, curb cut approval, and setbacks, seconded by Mr. Lesenger

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Mr. Lesenger made a motion to schedule a Public Hearing to be held on June 27, 2023, seconded by Mr. DeLuca

Ayes 7(Laurie Sprague- Schmidt voting in place Brittany Williams) Nays 0, Absent 1, Abstained 0 **Motion Carried.**

Ms. Golden stated she wanted to remind Board members that they are required to obtain 4 hours of training. Also the Board most likely will be scheduling a special meeting in July, in order to discuss some of the recommended amendments to the Towns Code.

April 25, 2023 meeting minutes were tabled

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

Planning Board meeting ended at 9:20 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary