# Town of Catskill Planning Board

Planning Board Meeting

May 24, 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,Jay Lesinger (Alternate Member),

Secretary Patricia Case-Keel.

**Absent:** Brittany Williams**.**

Ms. Golden introduced new alternate Board member Jay Lesenger, who will be voting in place of Brittany Williams at tonight’s meeting

**Also Present:** Travis Smigel (Town Engineer).

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 14, 2022 and June 28, 2022. For applications requiring a 239 Review, the Greene County Planning Board’s next scheduled meeting will be held on June 16, 2022 any 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**

**Special Use Permit SUP-1-2022 E.L.P. Catskill Solar 555 Cauterskill Avenue , Catskill.**

Ms. Golden gave an update on this project.

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUP-1-2022 ELP Catskill Solar 555 Cauterskill Avenue, Catskill. The Notice of Public Hearing was published in the Daily Mail on May 18, 2022 and May 19, 2022.

**PLEASE TAKE NOTICE**

**The Town of Catskill Planning Board will hold a Public Hearing on May 24, 2022 a 6:35 PM at the Town of Catskill, Town Hall located at 439 Main Street, in the Village of Catskill, New York. The purpose of the public hearing is to allow the public to make comment on an application by E.L.P Catskill Solar for the use as a solar facility located at 555 Cauterskill Avenue, Catskill NY Tax Map # 171.00-2-24 pursuant to Section160-10 of the Town of Catskill Zoning Code. 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 Board’s Meeting Agenda on the Town 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. (Due to the COVID- 19 Pandemic Please call and make appointment for inspection of application) By order of Teresa Golden Chairman, Planning Board, Town of Catskill.**

Wendy DeWolf gave a brief overview on the 200kw solar project located at 555 Cauterskill Road. The applicant submitted revised plans indicating wetlands, and indicated some of the panels will have to be relocated. The applicant also submitted response from SHPO, and the habitat assessment. Ms. DeWolf stated since the panels may have to be relocated the project will required a lot line adjustment in order to be in compliance with the setback requirements.

The Board received the Greene County response to the 239 Review, with no action taken.

Ms. Golden asked if there were any questions or comment from the public regarding SUP-1-2022.

There were no questions or comments from the public.

Ms. Golden stated the Board cannot close the Public Hearing until the applicant submits the final plat.

Mr. Smigel stated he Is waiting for the applicant to submit the storm water plans for the drainage report. He would also like to see a breakdown of the decommissioning plan, because it was to his understanding the Board wanted at least 2.5 % for the inflation rate.

Discussion ensued mitigating for the loss of land incurred by the proposed project.

Ms. Golden stated the Board will consider this matter as an open item.

Mr. Federman stated the Board is still waiting to hear from Delaware Engineering regarding the amount of lnad that will be impacted from this project but wanted to inform the applicant that they have the option to include the other lands under the project purview to use for mitigation.

DeWolf stated once the Board can give her an estimate for what is required for mitigation she will be able to answer the Board.

Ms. Hernandez asked how this project is a benefit to the community.

Ms. DeWolf answered the project will help with electrical service for the community and it will be a community solar project so will be offering a discount.

Mr. Federman asked if there is any documentation for the project outreach program with the local community.

Ms. DeWolf answered with the Towns permission they could add something to the Towns website, and also they could send information to local residence through the mail.in order for the project to move forward they will submit a decommissioning plan to Delaware Engineering and proposed mitigation, along with the storm water plan. The plans will be updated and will include location of cemetery, and will submit plans for a lot adjustment and plans. She plans to have a finalized plan by the week of June 3, 2022 and the storm water plans the following week.

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

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

**Subdivision SUB-5-2022 Rosana Thompson 361 Mossy Hill Road, Catskill**

Ms. Golden gave a brief overview of the project to date, and then opened the Public Hearing for SUB-5-2022 Rosana Thompson 361 Mossy Hill Road , Catskill. The Notice of Public Hearing was published in the Daily Mail on May 18, 2022 and May 19, 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 May 24, 2022 at 6:40 PM at Town of Catskill, Town Hall 439 Main St. in theVillage of Catskill, to consider a 2 lot minor subdivision of land located on 361 Mossy Hill Road, Catskill proposed by Rosana Thompson. 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.**

Mr. Holtz gave a brief overview on the proposed subdivision and Lot Line Adjustment. The applicant is requesting a 2 lot subdivision from a 13.60 acre parcel, into a 6.47 acre parcel, and 6.86 acre parcel, and also the conveyance of. 23 acres to Kaaterskill 75.

Ms. Golden asked three times if there were any questions or comment regarding SUB-5-2022.

There were no questions or comments.

Mr. DeLuca made a motion to close the Public Hearing for SUB-5-2022, 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 Absent

Jay Lesenger Aye Motion Approved.

**Public Hearing closed at 7:04 PM**

eaHearing is still open

**OLD BUSINESS:**

**Lot Line Adjustment SUB-6- 2022 Kaaterskill 75 361 Mossy Hill Road, Catskill.**

The applicant is requesting the conveyance of. 23 acres to Kaaterskill 75, for the purpose of creating open space.

Ms. Bagshaw made a motion to approve SUB-6-2022, 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 Absent

Jay Lesenger Aye Motion Approved.

**Subdivision SUB-5-2022 Rosana Thompson 361 Mossy Hill Road, Catskill**

Mr. DeLuca read aloud the EAF par 2 for SUB-5-2022 “with all answers’ being no or small impact”.

Ms. Bagshaw made a motion to declare a Negative Declaration for SUB-5-2022, 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 Absent

Jay Lesenger Aye Motion Approved.

Mr. DeLuca made a motion to accept the application and plat as final, 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 Absent

Jay Lesenger Aye Motion Approved.

Ms. Bagshaw made a motion to accept the resolution as amended with the removal of condition # 7, 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 Absent

Jay Lesenger Aye Motion Approved.

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

No one representing SPR-5-2021 was present at tonight’s meeting.

**Site Plan Review SPR-1-2022 Rip& Wolf 734 Rt. 32A, Palenville**

Kevin Conklin was representing the applicant at tonight’s meeting. The applicant had submitted a revised plan indicating septic location and that it has been pumped, revised EAF , notification from SHPO that they have received a copy of the project, and the downward facing lighting fixtures.

Mr. Conklin stated the manhole on the site is a DOT manhole. Also the well water pressure was tested on the site and it has more than an adequate amount of water.

Ms. Golden stated the septic and well will be a Code Enforcement issue. She would like for the applicant o be aware that since the requested use on the site is for a boutique bar the Town’s Noise ordinance will have to be adhered to.

Mr. Conklin stated for the record the business will be closing at 10:00 PM.

Ms. Golden stated for the record the Planning Board has received a letter on May 22, 2022 from Dan McCarthy in regards to the site having been involved in remediation due to a gas spill. The investigation was closed in 1999 ,but in 2014 he had contacted David Pickett who at that time was the Region 4 Remediation Supervisor for DEC was informed that the well water is not potable and that any disturbance

Of the underground distillate may result in the distillate migrating to the neighboring wells. She would advise the applicant to investigate this matter. At this time once the plans are accepted as preliminary the Board will be conducting a coordinated review with DOT and DEC as well as a County Review.

A resident asked if there will be any ground disturbance.

Ms. Bagshaw answered it would be best if the questions from the residents are asked at the public hearing so that everyone attending can hear the answers, however if they wish to they can speak with the applicant directly and if the applicant is comfortable they can discuss the concerns .Also once the Public Hearing is scheduled anyone can come in to Town Hall and review the application.

Ms. Hernandez made a motion to accept the application and plat as preliminary, seconded by Mr. Lesinger

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Absent

Jay Lesenger Aye Motion Approved.

Mr. DeLuca made a motion to schedule a Public Hearing to be held on June 28, 202 at 6:35 PM 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 Absent

Jay Lesenger Aye Motion Approved.

Ms. Golden thanked the applicant.

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

Ms. Golden gave an overview of this subdivision to date.

Al McDonald of Santos Associates was representing the applicant at tonight’s meeting. The applicant is requesting a minor 2 lot subdivision of a 11.276 parcel into a 5.46 and 5.81 acre parcels. The applicant has submitted revised plans with the soil types and extended road to T turn, and added a note indicating road will not be dedicated to the Town.

Ms. Golden asked the length of the proposed road.

Mr. McDonald answered the extension will be adding approximately 430’.

MS Golden stated although this will be a Code Enforcement issue, the road must be traversable by emergency vehicles.

Mr. Smigel stated the plans should indicate the road will be built IAW Town Code 138-A

Mr. Lesenger 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 Absent

Jay Lesenger Aye Motion Approved.

Ms. Bagshaw made a motion to schedule a Public Hearing to be held on June 14, 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 Aye

Ms. Bagshaw Aye

Brittany Williams Absent

Jay Lesenger Aye Motion Approved.

Ms. Golden thanked the applicant.

Ms. Bagshaw made a motion to approve the meeting minutes of April 12, 2022 as amended seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Abstained

Mr. Federman Aye

Ms. Hernandez Abstained

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Absent

Jay Lesenger Abstained Motion Approved.

Mr. DiCaprio made a motion to approve the meeting minute of April 26, 2022 as amended , seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Aye

Mr. Federman Aye

Ms. Hernandez Abstained

Ms. Golden Aye

Ms. Bagshaw Aye

Brittany Williams Absent

Jay Lesenger Abstained Motion Approved.

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

Planning Board meeting ended at 7:44 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Amended July 12, 2022