

## **Town of Catskill Planning Board**

Planning Board Meeting

November 10, 2020 7:00 PM

Robert C Antonelli Senior Center

**Present:** Chairman-Teresa Golden, Vice Chairman- Larry Federman (Virtual-Zoom), Brenda VanDermark William DeLuca, Angelo DiCaprio, Bridgett Hernandez, Secretary Patricia Case-Keel.

**Attendance :** All Present

**Also Present:** Elliot Fishman (Code Enforcement) Kevin Schwenzfeier (Delaware Engineering).

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

Mr. DeLuca made a motion to approve the meeting minutes as amended for the October 13, 2020 Planning Board meeting, seconded by Mr. DeCaprio

### **Roll Call Vote**

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Ms. VanDermark	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye Motion Approved.

October 24, 2020 Meeting minutes were tabled.

### **NEW BUSINESS: Public Hearing Opens 7:05 PM**

#### **Subdivision SUB-16-2020 Cathy & Ben Ballone 400 Game Farm Rd. Catskill.**

Charles Holtz is representing the applicant at tonight's meeting. The applicant had submitted a revised drawing identifying the tax map in order to show the road frontage.

Chairwomen Teresa Golden opened the Public Hearing for Subdivision SUB-16-2020 Cathy & Ben Ballone 400 Game Farm Road, Catskill. The Notice of Public Hearing was published in the Daily Mail on October November 4, 2020 and November 5, 2020. The Planning Board Clerk read the Public Hearing notice aloud.

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 November 10, 2020 at 7:05 PM at Robert C Antonelli Senior Center 15 Academy St. in the Town of Catskill to consider a 2 lot minor subdivision of land located on 400 game Farm Road , Catskill proposed by Cathy & Ben Ballone . 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. Written and oral comments will be accepted until the close of the public hearing.

Mr. Holtz gave a brief overview of the 2 lot minor subdivision.

Ms. Golden asked if there are any questions or concerns regarding SUB-16-2020.

There were no questions or comments.

Mr. DeLuca made a motion to close the Public Hearing for SUB-16-2020, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Ms. VanDermark	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye

Motion Approved.

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**Special Use Permit SUP-3-2020 Michael Keicher 14 Pony Lane Catskill.**

The applicant was being represented at tonight meeting by Darren Elsom of Kaaterskill Associates. The applicant is requesting a Special Use Permit in order to renovate an existing dwelling turning it into a 4 unit apartments and removing a second preexisting dwelling. The applicant has submitted an application, EAF and a site plan.

The Board reviewed the plans.

Ms. Golden asked if there will be any lighting for the parking area, and will there be fencing around the dumpster

Mr. Elsom answered he will look into both matters.

Ms. Golden stated the narratives needs to be updated.

Mr. Federman asked if the project will be able to meet ADA requirements.

Mr. Elsom answered it is to his understanding since the building is preexisting it does not have to meet ADA requirements.

Ms. Golden stated the building does not meet the required setbacks but it is preexisting and thus will not be required to obtain variances from the Zoning Board

Mr. Fishman stated there are drainage issues regarding the culvert pipe leading up to Pony Lane.

Mr. Elsom stated he will look into the drainage issue and possibly add a note about maintenance for the culvert pipe. He will also speak with Shawn Beers and add note for accessing Pony Lane.

Mr. Fishman asked if the sewer line and well must be 50' apart.

Mr. Elsom answered he will look into the matter.

Mr. Fishman stated the plans must indicate the extension of the pipe sleeve.

Mr. Elsom stated he will add the pipe sleeve to the plans.

Ms. Golden stated in order for this project review to continue the applicant must submit a long EAF.

Mr. Elsom stated he will add a sediment control plan.

Ms. Hernandez made a motion to declare this project as an unlisted uncoordinated review, seconded by Mr. Federman

#### **Roll Call Vote**

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Ms. VanDermark	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye Motion Approved.

Ms. Golden stated this project will require a 239 Review with the Greene County Planning Board. If the applicant can submit the revised plans no later than November 16, 2020 the Board will reschedule this project for the November 24, 2020 Planning Board meeting.

#### **Site Plan Review SPR-7-2020& Special Use Permit SUP-4-2020 Robert Kalin (Root Step Farm) 49 Embought Rd. Catskill.**

Robert Kalin was present at this night's meeting along with his engineer Liam Turkle. The applicant is requesting this Site Plan Review and a Special Use Permit for the purpose of developing a mix use of agricultural and commercial uses on a 63 acre parcel. The uses includes 3 existing agricultural barns being converted to a commercial use for food preparation and 4 prefab efficiency housing units to be used as housing for the farm hands. The applicant has submitted a site plan and special use permit application and along with an EAF.

The Board reviewed the plans.

Ms. Golden stated the ADA parking spaces need to be labeled with an aisle.

Ms. Golden asked if the area of disturbance included the parking area.

Mr. Turkle answered he would look into the matter.

Ms. Golden asked if the area of disturbance also included the 3 existing buildings.

Mr. Turkle answered He could add the existing buildings to the area of disturbance.

Ms. Golden asked if the road leading through the site is existing.

Mr. Turkle answered the road is existing but the extension road is new.

Ms. Golden asked if the road would be able to carry fire trucks for emergency services.

Mr. Turk answered "Yes" and he has been in contact with the Town of Catskill fire Departments chief regarding the road.

Mr. Kalin stated the Road is 14' wide and they are planning on building it according to what the T. O.C. Fire Department recommends.

Ms. Golden asked the applicant to obtain something in writing from the T.O.C. Fire Department for this review.

Ms. Golden asked what type of lighting is on existing buildings.

Mr. Kalin answered currently the three agricultural buildings have lighting.

Ms. Golden stated the Board would ask for the lighting on the site to be dark sky compliant for the parking area as well. The COE will address the lighting for the residential buildings.

Mr. Fishman stated the rear setback is mislabeled.

Discussion ensued regarding labeling on the drawing.

Mr. Fishman asked how many employees will be expected for the operation.

Mr. Kalin answered he does not know the full amount but would take in advisement if there's a threshold he needs to pay attention to.

Mr. Fishman answered the threshold would be based on the number of parking spaces.

Mr. Schwenzfeier stated the plans need to show the septic design.

Ms. Golden stated the plans must indicate soil types, and any proposed signs must also be indicated on the site plan as well.

Mr. Schwenzfeier stated parking for the residents should be indicated on the plans.

Ms. Golden asked what building would be involved with retail sales.

Mr. Kalin answered building # 3 will be used for the agricultural market operation.

Ms. Golden asked what will be the hours of operation.

Mr. Kalin answered sunrise to sundown.

Mr. Federman asked why the turn around wasn't designed to loop around and access Embought road.

Mr. Kalin answered the design was based on avoiding interference with the orchard, and he had spoken with the T.O.C. Highway Superintendent and there is a concern regarding a blind spot . He is also going to speak with the T.O. C. Fire Department and may redesign the turn around to a hammer head turn around.

Mr. Fishman stated he would propose for the applicant to ask the T.O.C. Highway Superintendent if the existing curb cuts would be sufficient for proposed intended use of the site.

Ms. Golden stated the Planning Board will have to conduct a waterfront consistency review for this project .

Mr. Fishman asked if there will be a dumpster on the site.

Mr. Kalin answered at this time he is not sure, but will consider the matter.

Mr. DeLuca made a motion to declare SUP-4-2019 & SPR-7-2020 as an unlisted action and a uncoordinated review, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Ms. VanDermark	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye Motion Approved.

**OLD BUSINESS:**

**Subdivision SUB-16-2020 Cathy & Ben Ballone 400 Game Farm Road , Catskill.**

Ms. Golden read aloud the EAF for SUB-16-2020.

Mr. Federman made a motion to accept the resolution approving SUB-16-2020, seconded by Ms. VanDermark

**Roll Call Vote**

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Ms. VanDermark	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye Motion Approved.

Mr. DeLuca made a motion to accept the final plat for SUB-16-2020, seconded by Ms. Vandermark

**Roll Call Vote**

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Ms. VanDermark	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye Motion Approved.

Ms. Hernandez made a motion to approve SUB-16-2020 seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Ms. VanDermark	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye Motion Approved.

Ms. Golden thanked the applicant.

**Site Plan Review SPR-7-2020 Heidis Hair Salon 1087 Rt. 23A, Catskill.**

Mrs. Lewis was in attendance at tonight's meeting .The applicant had submitted a revised sketch plan indicating walkway and handicap entrance.

The Board reviewed the plans.

Mr. DiCaprio made a motion to accept the site plan for SPR-7-2020 as preliminary seconded by Ms. VanDermark

**Roll Call Vote**

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Ms.VanDermark	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye Motion Approved.

Ms. Golden stated in order for the Board to move forward with this project the County has to respond to the 239 Review this application will be scheduled for the Planning Board November 24,2020 meeting.

**Subdivision SUB-16-2020 OJL Subdivision 74 Hamburg Rd. Catskill**

Alton McDonald was representing the applicant at tonight's meeting. The applicant has submitted revised plans with the well and soil types added, and notification from SHPO.

Mr. McDonald stated he has spoken with the T.O.C. Highway Superintendent and was advised that the Town plows all the way to Lipstein property form Hamburg extension.

Mr. DeLuca made a motion to accept the plat as preliminary for SUB-16-2020, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Ms.VanDermark	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye Motion Approved.

Ms. VanDermark made a motion to schedule a Public Hearing for SUB-16-2020 to be held on November 24, 2020 at 7:05 P.M. seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca	Aye
Mr. DiCaprio	Aye
Ms.VanDermark	Aye

Mr. Federman     Aye  
Ms. Hernandez     Aye  
Ms. Golden         Aye   Motion Approved.

**OTHER BUSINESS:**

The Board reviewed revisions to the Planning Board Governing Rules section 4.1.2.

Ms. Golden stated the Board will send the proposed revision to the Town attorney for his review.

The Board discussed section 3.5.2 of the Planning Board Governing Rules.

Ms. Golden stated the Board will reach out to the Town Clerk regarding required wording for the required notice

Mr. Federman made a motion to adjourn, seconded by Ms. DiCaprio

**Planning Board meeting ended at 8:46 PM**

Respectfully Submitted,

Patricia Case-Keel  
Planning Board Secretary

Approved as Written 12/8/2020





