

Town of Catskill Planning Board

Planning Board Meeting

April 27, 2021 6:30 PM

Robert C Antonelli Senior Center

Present: Chairwoman-Teresa Golden, Vice Chairman- Larry Federman (Virtually- Zoom Media), Brenda VanDermark , Angelo DiCaprio, Bridgett Hernandez William DeLuca. Heather Bagshaw, Secretary Patricia Case-Keel.

Attendance: All present

Also Present: Ted Hilscher (Town Attorney), Kevin Schwenzfeier (Delaware Engineering) .

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

Ms. Golden gave few opening remarks for tonight's meeting. Due to the Covid-19 pandemic, the Planning Board is strongly encouraging everyone to wear a mask, and If anyone is unwilling or unable to wear a face mask, she would recommend that they participate in the meetings virtually through the Zoom platform.

The next Planning Board meeting will be May 11, 2021 , May 25, 2021 and June 9, 2021. The Greene County Planning Boards next meeting will be May 19, 2021 and June 20 , 2021 so any application requiring a 239 Review must submit all of the required materials 12 days prior.

During the Planning Board meeting the Board respectfully asks anyone participating to follow the rules and address the entire Planning Board and not to any specific member Remarks should be addressed to the entire Planning Board and not to any specific member. Speakers should present their remarks in a courteous manner; observe the commonly accepted rules of decorum, dignity. 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. Due to a glitch the Planning Board's agenda was not placed on the Town's website with the instructions for attending the meeting using the Zoom media. Therefore all of the Public hearings opened at tonight's meeting will be held open until the Boards next meeting May 11,2021 to allow anyone who wanted to comments through Zoom .

OPENING OF PUBLIC HEARING: 6:35 P.M

Special Use Permit SUP-5-2021 Tomas Banik Olympus Palace Drive ,Catskill.

Chairwomen Teresa Golden opened the Public Hearing for SUP-5-2021. The Public Hearing was published in the Catskill Daily Mail on April 21,20201 and April 22,2021

NOTICE OF PUBLIC HEARING

The Town of Catskill Planning Board will hold a Public Hearing on April 27, 2021 at 6:35 PM at the Robert C. Antonelli Senior Center located at 15 Academy 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 Tomas Banik for the establishment of a pet crematorium located at Olympus Palace Road. Catskill NY Tax Map #171.00-2-25 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 Chairwoman, Planning Board, Town of Catskill.

Mr. Banik was present at tonight's meeting along with his surveyor Charles Holtz. The applicant had submitted revised plans.

The applicant submitted the green cards from the certified mailing.

Mr. Banik gave a brief overview for this project. The proposed project involves the development for a crematorium for pets. The equipment will be housed in a shipping container. He has received certification forms and training for operating the equipment. The project will be approved with the condition for all of NYS DEC and Department of State requirements to be met and certification to be obtained. He will be the only one operating the equipment.

Ms. Golden asked if there were any questions or comments for SUP-5-2021.

John Decker resides at 320 Peckham Road about a ½ mile from the proposed site. He has concerns regarding the air quality and water contamination from the proposed activities. Because of Peckham Manufacturing the area has already had issues with contamination.

Ms. Golden stated the Board has requested specifications for the proposed incinerator equipment, but to date has not received them from the applicant. The Board will require this information before making any determination.

Mr. Banik stated he will be leasing the property and the operation will not be using any water. He is a safety engineer and the equipment has the most stringent emission control, and he will be complying with all of the emission requirements.

Ms. Golden stated DEC will be conducting stack tests on the equipment before granting any certification for the operation. Ms. Golden then asked the applicant if the neighbors were to have any concerns regarding the operation and who would they contact.

Mr. Holtz answered NYSDEC.

Mr. Banik stated he is required to keep records for every cremation, with recording data and chart, and he is open to an audience at any time.

Anthony Pilatich resides at 80 Rt. 23A, and stated he is opposed to this project. He lives down wind from the site and knows from past experience's that he will be affected when the wind blows from that direction. He also has concerns regarding pets being cremated with microchips in them and the toxins that would be released. Also adjacent lands are used for educational purposes and the emissions could affect the students. The surrounding area is inhabited by the long eared bat. He would suggest the Town encourage the process of alkaline Hydrolysis for the disposal of animal remains.

Ms. Golden stated any approval for this project will involve multiple conditions. In the meantime the Board must have the specifications for the equipment. Also the site will require some type of sanitary facility. It is understood that the site will only not require a sanitary facility temporarily, but if one is to be installed, it must be in the site plan.

Mr. Holtz stated there will be no employees in the site. At this time the applicant is only leasing the site and is under obligation to only develop a temporary facility and nothing permanent. He will bring the Board the lease agreement from Peckham.

Mr. Hilscher stated he is not clear on what the requirements are for OSHA, and the number of employees triggering the requirement for a sanitary station, and will look into the matter.

Ms. Hernandez asked if there are any filters for the stack.

Mr. Banik answered the stack will have 2 chambered filters embedded in the system.

A resident asked if the process will be expanding in the future.

Ms. Golden answered. If the applicant makes any changes to the site or process he will be required to return to the Board for another site plan review.

Mr. Pilatch stated the filtering system in the equipment will not stop the toxins. There is technology for preventing the toxins being emitted but it costs a lot of money.

A resident asked if any animals will be stored on the site.

Mr. Banik answered there will only be one animal cremated at a time and there will be a holding area.

A resident asked if there will be any infected animals on the site.

Mr. Banik answered there are strict guidelines for handling infected animals.

A resident asked if any of the animals will be coming from experimental facilities.

Mr. Banik answered "No". That would require specific certification.

Ms. Bagshaw asked if the applicant has an operation plan.

Mr. Banik answered he will create a plan and submit it to the Board.

Ms. Golden stated this Public Hearing will be continued for the next Board meeting. If the Board closes the Public Hearing at the May 11, 2021 meeting, afterwards the Board will review the SEQR before making any determination, and thanked everyone for attending tonight's public hearing.

OPENING OF PUBLIC HEARING: 6:45 P.M

Special Use Permit SUP-1-2021 Ainsley Morris 134 Park Lane , Leeds.

Chairwomen Teresa Golden opened the Public Hearing for SUP-1-2021. The Public Hearing was published in the Catskill Daily Mail on April 21, 2020 and April 22, 2021

NOTICE OF PUBLIC HEARING

The Town of Catskill Planning Board will hold a Public Hearing on April 27, 2021 at 6:45 PM at the Robert C. Antonelli Senior Center located at 15 Academy 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 Ainsley Morris for conversion for a one family dwelling to a two family dwelling located at 134 Park Lane, Catskill NY Tax Map #138.11-1-9 pursuant to Section 160-13 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

Mr. Morris was present for this meeting and gave a brief overview on his request for the conversion of a single family dwelling to a two family dwelling.

Ms. Golden asked if there were any questions or comments regarding SUP-1-2021.

There were no questions or comments.

Ms. Golden stated this Public Hearing will be continued for the Planning Boards May 11, 221 meeting.

OPENING OF PUBLIC HEARING: 6: 55 P.M.

Site Plan Review SPR-1-2021 John Iannace 5265 Rt. 32 Catskill .

Mr. Iannace is requesting this Site Plan Review in order to develop a motorcycle repair shop. The applicant had been before the Board on January 26, 2021 and the Board had declared lead agency, and the project is classified as an unlisted, uncoordinated review. The applicant returned on March 9, 2021 with revised plans and an EAF. The application was sent to the County for a 239 Review, and the County has submitted their recommendations to the T.O.C Planning Board. On March 23, 2021 the Planning Board accepted the project as preliminary and scheduled a Public Hearing.

Chairwomen Teresa Golden opened the Public Hearing for SPR-1-2021. The Public Hearing was published in the Catskill Daily Mail on April 21, 2020 and April 22, 2021

NOTICE OF PUBLIC HEARING

The Town of Catskill Planning Board will hold a Public Hearing on April 27, 2021 at 6:55 PM at the Robert C. Antonelli Senior Center located at 15 Academy 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 John Iannace for construction of a garage to be used as a motorcycle repair shop located at 5265 Rt.32 Catskill NY Tax Map #153.00-2-6 pursuant to Section 160-14 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 Chairwoman, Planning Board, Town of Catskill .

Mr. Iannace gave a brief overview for his request to move his motorcycle shop to 5625 Rt. 32 Catskill.

Ms. Golden asked if there was anyone from the Public with any questions or comments regarding SPR-1-2021.

Mr. Federman asked he had driven past the site and it was visible that there was a cargo trailer and two oil tanks, and it was to his understanding the cargo trailer was to be removed.

Mr. Iannace answered the oil tanks are empty, and he will be removing them, and the cargo trailer he uses for a storage container.

Mr. Federman stated he also noticed a fifth wheel camper on the site near the wetlands with some type of construction occurring, which is not shown on the site plan.

Ms. Golden stated any type of construction on the site must be shown in the site plan. This Public Hearing will be continued for the Planning Boards May 11, 2021 meeting.

OLD BUSINESS:

Special Use Permit SUP-2-2021 Apple Reality Holdings LLC (The Ranch) 5389 Rt. 32 Catskill

Scott Quimet is an engineer from Kaaterskill Associates and is representing the applicant at tonight's meeting. The applicant is requesting a Special Use Permit for the development of a recreational facility with go carts, batting cages, and miniature golf. This application was first before the Board on January 26, 2021 and on that date the Board declared lead agency for this project as an unlisted, uncoordinated review. The applicant has submitted a revised site plan for tonight's meeting addressing adjacent neighbors, lighting, tree cutting, and the abandonment of a recently approved subdivision.

The Board reviewed the plans.

Ms. Golden asked one of the concerns with this project is the potential noise generated from the go carts.

Mr. Quimet answered the distance from the property lines and the fact that the go carts will have governors on them, and also the go carts will produce no more noise than a lawn mower.

Mr. Fedrman asked what will be the accumulative amount noise generated with all of the go carts operating at once.

Mr. Quimet answered a professional go cart facility with more go carts operating then what is proposed for this project at a 100' will carry the same amount of noise generated as a conversation between two people according to the statistics he was able to find.

Mr. Schwenzfeier asked how many proposed go carts will be operating on the site.

Mr. Quimet answered he was not sure at this time.

Mr. Federman asked for the documentation regarding the statistic for noise generated by the go carts.

Mr. DeLuca asked for the applicant to indicate the number of go carts proposed to operate for the site.

Ms. Golden stated there was an issue regarding the cutting of two trees on the site involving the long eared bat.

Mr. Quimet answered he has s contacted a consultant to ensure the process will conform with the DEC guidelines.

Mr. Federman asked if the stone wall on the site will be removed.

Mr. Quimet answered the wall will only have minimal disturbance to allow two pipes to be laid underneath it.

Ms. Golden stated in order for this project to move forward the applicant must supply the Board with information for the amount of nose generated by the go carts at the property lien, the maximum number of go carts operating at one time. SWP, DEC, DOH and DOT permits, and information from DEC regarding the removal of trees on the site.

Mr. Quimet stated a number of the requests regarding permits have been added to the drawings.

Mr. Deluca Made a motion to accept the plans as preliminary, second by Ms. VanDermark

Roll Call Vote

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

Ms. Bagshaw made a motion to schedule a Public Hearing to be held on May 25, 2021 at 6:50 P.M.
seconded by Mr. DiCaprio

Roll Call Vote

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

Ms. Golden stated once the applicant submits the revised plans the Board will send the application to the County for a 239 Review .

Subdivision SUB-3-2021 Ohayon Catskill Holdings 1583High Falls Road , Catskill.

Al McDonald was representing the applicant at this night's meeting . This application was received on January 14, 2021 and a sketch review was held by the planning board on January 26th. At that time, the Town of Catskill Planning Board classified this as an unlisted action with an uncoordinated review and declared the TOC Planning Board as lead agency. The Town of Saugerties Planning Board was notified of this project on February 10, 2021. A Public Hearing was opened for this project on February 23, 2021 and due to the volume of input from neighbors the was continued to the Planning Boards March 9, 2021 Meeting to allow comments regarding this project and after which the Public Hearing was closed and the applicant waved the 60 days for the Board to make a determination .Due to issues regarding the proposed private road the review of this application has been continued.

The Board discussed the private road and Town Law 280-a.

Ms. Golden stated the Town's engineer as well as the Town Ambulance administrator have indicated the road is acceptable coming from High Falls road up to the applicants first parcel, beyond the first parcel the road is unacceptable . Because the Wilhelm Road is a private road the Planning Board cannot ask that the road be brought up to Town road specs because the road was pre-existing the current private road town specs but the Board can require that the roadway be brought up to emergency vehicle standards. The other challenge is the Town of Saugerties has requested the portion of the road in Ulster County be brought up to the town of Saugerties specifications.

Mr. McDonald stated the parcel and proposed dwellings for the lots 3& 4 will be in the Town of Catskill. Mr. Hilscher stated he would recommend sending the Town of Saugerties correspondence indicating the T.O.C Planning Board considers this road grandfathered in, and in accordance with Town Law 280-a will require the road way to be emergency road accessible, and T.O.C. Planning Board respectfully disagrees with their request and will not require the road be brought up to current private road requirements.

Discussion ensued regarding the development of a cul-de-sac by the proposed lots 3&4.

Mr. DeLuca asked who will determine if the road is traversable for emergency vehicles.

Ms. Golden answered the Town engineer will have to inspect the private road and determine if it's traversable for emergency vehicles.

Ms. Golden stated in order for this application to move forward the applicant is required to submit approval from SHPO regarding the archeological site, the approval from the Town's attorney regarding the RMA for the two shared driveways, an erosion plan, full EAF, and a perc test, and Delaware Engineering has to sign off on the private road. The Town attorney will be sending correspondence to the Town of Saugerties regarding the private road development.

OTHER BUSINESS:

Ms. Golden stated she would like to remind the Board members to consider the online training in order to obtain the four hours of training that is required for Board members.

Mr. Federman made a motion to approve the meeting minutes for March 23, 2021 as amended, seconded by Ms. Bagshaw

Roll Call Vote

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

Meeting minutes of April 13, 2021 were tabled.

Ms. Bagshaw made a motion to adjourn, seconded by Mr. DeLuca

Planning Board meeting ended at 8:30 PM

Respectfully Submitted,

Approved as Written 5/25/2021

Patricia Case-Keel
Planning Board Secretary

