# Town of Catskill Planning Board

Planning Board Meeting

November 24, 2020 7:00 PM

Robert C Antonelli Senior Center

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

**Absent:** Angelo DiCaprio.

**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 27, 2020 Planning Board meeting, seconded by Ms. VanDermark

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Ms. VanDermark Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye Motion Approved.

November 10, 2020 Meeting minutes were tabled.

**Public Hearing Opens 7:05 PM**

**Subdivision SUB-15-2020 OJL Properties 74 Hamburg Extension Road, Catskill.**

Al McDonald is representing the applicant at tonight’s meeting.

Chairwomen Teresa Golden opened the Public Hearing for Subdivision SUB-15-2020 OJL Properties 74 Hamburg Road, Catskill. The Notice of Public Hearing was published in the Daily Mail on November 18, 2020 and November 19, 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 24, 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 74 Hamburg Extension Rd, Catskill, proposed by OJL Properties. 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.

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

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

Lindesey Lukte resided at 19 Hamburg Road Extension. Mrs. Lukte stated she has concerns regarding the current use of the property as an Air B&B. Her concerns involve speeding traffic, noise at late hours, individuals coming onto her property from the applicants’ property and some of which have been intoxicated. She’s also has concerns for her children’s safety with the speeding traffic, safety and wellbeing.

Chad Hunt resides at 34 Hamburg Road Extension. Mr. Hunt stated he has tried to be a good neighbor and reach out to Mr. Lipstein regarding the noise and traffic coming from his property, and the use as an Air B&B. Although he is not a full time resident at his residents on 34 Hamburg Road, it seems as though when he is here, the noise and commotion coming from Mr. Lipsteins property is disturbing. He would like to suggest for Board to consider restricting the applicant from using Hamburg Extension.

Mr. DeLuca asked if there is a gate prohibiting the use of Hamburg Extension form the applicant’s property.

Mr. Hunt answered the gate was installed back in 2014 but was only locked for about 6 months. He had actually gone to the applicant property one night to ask the guest who were staying there to turn the music down and he estimates there was around a 100 people on the site.

Mr. McDonald stated he would suggest for the resident to contact the police when the disturbance is taking place. At this time the dwelling is considered a single family dwelling and the Town has no ordinances for Air B&B.

Discussion ensued.

Mr. Fishman stated he can look into the number of bedrooms the gray house currently contains .The other issue is the applicant owns two adjoining parcels and one of which is in the Township of Athens , the parcel in Athens is used for a wedding venue, and he believes sometime both parcels are bring used in conjunction of each other.

Ms. Golden stated the Planning Board has to review this application as a subdivision. She is going to recommend reaching out to the Town Board regarding these concerns because Greene County has no regulations regarding Air B&B or short term rentals.

Scott Stewart resides at 379 Hamburg Road. Mr. Stewart stated he has concerns regarding children and the traffic on Hamburg Road Extension.

Ms. Golden asked if the proposed site could use the access to 385.

Mr. McDonald answered that in order for the second proposed parcel to have the access to 385, it would require an RMA, but he can ask the applicant.

Ms. Golden asked how many cars have been on the site.

A resident answered 40 vehicles are often parked on the site.

Mr. Fishman stated if the resident’s notice noise occurring from the site, he would suggest they call the police, once the police write a report he can issue a summons.

Ms. Golden stated the Board will hold the Public Hearing open for SUB-15-2020 and would recommend Mr. McDonald speak with the applicant regarding the access for the proposed subdivision.

Ms. Golden thanked everyone for attending tonight’s Public Hearing.

**NEW BUSINESS:**

**Lot Line Adjustment SUB-17-2020 Louis & Denise Cuacig, Mossy Hill Rd. Catskill.**

Al McDonald was representing the applicant at this meeting. The applicant is requesting for the conveyance of 37.36 acres from an existing 112.1 acre parcel in order to improve access to the 37.36 acres. The applicant submitted an application and plans.

The Board reviewed the plans.

Ms. Golden stated the reason for this conveyance would fall under “increase suitability of the parcel for building development”.

Mr. Federman made motion to approve the lot line Adjustment for SUB-17-2020, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Ms. VanDermark Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye Motion Approved.

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

Heidy Lewis was in attendance at this night’s meeting through the Zoom media.

Ms. Golden stated the Board has received the 239 Review from the Greene County Planning Board and can now move forward with this project.

The Board reviewed part 2 of the EAF.

Mr. Federman made a motion to declare negative declaration for SPR-7-2020, seconded by Ms. VanDermark

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Ms. VanDermark Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye Motion Approved.

Mr. DeLuca made a motion to accept the plat as final, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Ms. VanDermark Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye Motion Approved.

Ms. VanDermark made a motion to accept the resolution approving SPR-7-2020, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Ms. VanDermark Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye Motion Approved.

Ms. Golden thanked the applicant.

**Special Sue Permit SUP-4-2019 North Catskill Grid Rt. 9W Catskill.**

Erin Hazen was representing this application at this night’s meeting through the Zoom media. This application had been granted approval on November 26, 2019 but due to complications in the supply chain for this project, brought on by COVID -19, the project was unable to meet the required dead line of November 26,2020. The applicant is now requesting a 1 year extension.

Ms. Hernandez stated she had spoken with Central Hudson and it was to her understanding this was not because of COVID-19, central Hudson’s project manager told her that CIVID-19 had nothing to do with this, they were waiting for the final report from Central Hudson before they could move forward with the project. The final report would tell if the project could even be done because Central Hudson has to change many things to facilitate this, and also the cost factor and how much would it cost. She also said that  Central Hudson didn’t understand why they were doing this project they do not need it, the battery storage facility uses excess energy which Central Hudson doesn’t have.

Ms. Golden asked if the project can be completed in 1 year.

Ms. Hazen answered she would like to ask for an 18 month extension.

Mr. DeLuca made a motion to grant a 1year extension for SUP-4-2020, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Ms. VanDermark Aye

Mr. Federman Aye

Ms. Hernandez Nay

Ms. Golden Aye Motion Approved.

**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 Board reviewed the plans. The applicant has submitted a revised set of plans addressing types of lighting and placement of lighting, fencing around dumpster, added note to drawing regarding maintenance for drainage, drainage and location of neighbors well.

The Board reviewed the plans.

Ms. VanDermark made a motion to accept the plat as preliminary. Seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Ms.VanDermark Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye Motion Approved.

Ms. Golden stated this site plan will be sent to the Greene County’s December 16, 2020 meeting for the required 239 Review.

Mr. DeLuca made a motion to schedule a Public Hearing for SUP-3-2020 on January 12, 2021 at 6:35 P.M. seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Ms. VanDermark Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye Motion Approved.

Ms. Hernandez made a motion to set the abutters for the Public Hearing notification at 300’. Seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Ms. VanDermark Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye Motion Approved.

Ms. Golden thanked the applicant.

**OTHER BUSINESS:**

The Board reviewed revisions to the Planning Board Governing Rules.

The Board discussed required wording for the distance in notification of neighbors for a public hearing.

The Board discussed changing the meeting starting time to 6:30 P.M.

Ms. VanDemark made a motion to accept the edits and additions of the Governing Rules, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Ms. VanDermark Aye

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye Motion Approved.

Mr. Schwenzfeier gave an update on the inspection for the construction of the private road for Black Stone Builders.

Ms. Golden stated at this time she will not be signing the final plat for SUB-2-2020.

Ms. VanDermark made a motion to adjourn, seconded by Ms. DiLuca

**Planning Board meeting ended at 9:06 PM**

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Amended 1/12/2021