

Town of Catskill Planning Board

Planning Board Meeting

July 14, 2020 7:00 PM

Robert C Antonelli Senior Center

Present: Chairman-Tom Decker, Vice Chairman-Teresa Golden, Larry Federman (Virtual-Zoom), Joe Izzo, Bridgett Hernandez, Secretary Patricia Case-Keel.

Absent : Reid Mower, Charles Holtz.

Also Present: Elliot Fishman (Town of Catskill C.E.O.) Kevin Schwenzfeier (Delaware Engineering).

Chairman Tom Decker opened the meeting with the Pledge of Allegiance to the flag.

Ms. Golden made a motion to approve the meeting minutes of June 9, 2020 as amended, seconded by Mr. Izzo

Roll Call Vote

Mr. Mower	Absent
Mr. Holtz	Absent
Mr. Decker	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye
Mr. Izzo	Aye Motion Approved

Mr. Izzo made a motion to approve the meeting minutes of June 24, 2020 as amended, seconded by Mr. Federman

Roll Call Vote

Mr. Mower	Absent
Mr. Holtz	Absent
Mr. Decker	Aye
Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye
Mr. Izzo	Aye Motion Approved

NEW BUSINESS:

CONTINUATION OF PUBLIC HEARING 7:00 P.M.

Subdivision SUB-1-2020 Apple Reality Holdings Corporation, 5489 NYS Rt. 32 Catskill.

Mr. Decker stated SUB-1-2020 Public Hearing had been recessed from the June 24,2020 Planning Board meeting in order to give the public a chance to comment on this proposed subdivision. To date the Planning Board has not received any comments. Mr. Decker asked if any of the Board has any questions or comments regarding SUB-1-2020.

There were no questions or comments regarding SUB-1-2020

Ms. Golden made a motion to close the Public Hearing for SUB-1-2020, seconded by Mr. Izzo

Roll Call Vote

Mr. Mower Absent
Mr. Holtz Absent
Mr. Decker Aye
Mr. Federman Aye
Ms. Hernandez Aye
Ms. Golden Aye
Mr. Izzo Aye Motion Approved

Public Hearing Closed at 7:09 P.M.

CONTINUATION OF PUBLIC HEARING

Subdivision SUB-2-2020 Brook Stevens (Black Stone Builders), 553 Mossy Hill Rd. Catskill

Mr. Decker stated SUB-2-2020 Public Hearing had been recessed from the June 24,2020 Planning Board meeting in order to give the public a chance to comment on this proposed subdivision. The applicant has submitted documentation regarding water and sewer for lot B but not for Lot A. The applicant also submitted a sewer and water permit issued on November 8, 2018, but had never been completed. The Board is still waiting for the waiver request for the cul-de-sac, waiver for the continuation of the street, as well as the RMA, and or an updated drawing indicating the T turn and private road would meet the Towns Code 138, and approval from the Towns Superintendent of Highways. Also the Board had requested for the plans to indicate the well is existing on lot B. Mr. Decker read aloud an email sent from Mr. Holtz dated July 14, 2020. Mr. Decker stated to date, the Planning Board has not received any comments from the public regarding SUB-2-2020.

Mr. Brooks submitted the site plans for lot A and the RMA from the original subdivision.

Mr. Decker stated the Town of Catskills attorney will review the RMA.

Mr. Decker asked if any of the Board has any questions or comments regarding SUB-2-2020.

Site Plan Review SPR-2-2020 Camptown Lodge LLC 810 Rt.23B& 88 Forest Hill Ave.

The Camptown Lodge LLC was being represented at tonight's meeting by Andrew Dido an engineer from Taconic Engineering. The application is for a proposed project will involve the modification of the (10) unit motel to a (20) until motel . The project will also consist of the construction of building additions (5'.x10.5') to 19 of the existing cabins and creating an additional parking lot, northeast of the cabins .Also the plans include updating the existing water and sewer system to connect to the municipal water system and add ADA sidewalks and ramps to main hotel.Also a covered entry will be added to the back room. The applicant had submitted an application, EAF, and a set of site plans dated 7/2/2020.

Mr. Decker stated this application involves two separate site plan reviews .The Planning Board will be reviewing the lodge and motel, separately from the restaurant.

The Board reviewed the plans.

Mr. Decker stated question 3C on the EAF needs to be corrected for the amount of acreage with the contiguous parcels for both applications.

Mr. Dido stated the intent of the applicant is to stop vehicular traffic throughout the lodging area and to have only pedestrian traffic on the site with vale .Other improvements will be squaring off the fenced area around the pool and removing some of the asphalt parking and return it to grass. At this time each of the cabins have their own septic system and are above grade, as is the water lines. As an upgrade to the site, the plan is to make the cabins usable year round and this will require 3 connecting points for the sewer lines. The cabins will be winterized and other forms of maintenance such as replacing roofs , several of the cabins will require bump out additions for utilities.

Ms. Hernandez asked if the cabins will have electric heat.

Mr. Dido answered that is a consideration. The other alternative would be propane.

Mr. Izzo asked if the site will be using solar energy.

Mr. Diso answered solar is a consideration down the line.

Ms. Golden asked if there will be enough parking spaces for the cabins.

Mr. Dido answered some of the ADA cabins will have their own parking spaces, and that is not accounted for in the number for parking.

Discussion ensued regarding the number of parking spaces.

Ms. Golden asked if there will be lighting for the parking area.

Mr. Dido answered the plan will be to use the existing light posts, along the walkways.

Mr. Decker asked for the lighting to be shown on the plans.as well as the paths that are currently walkways, and the direction of traffic flow for the vehicles.

Mr. Dido stated the plans submitted have been revised, and he will be sending the newest revision to the Board.

Mr. Decker asked if the parking lot is grave and in the RA Zone will it be required to meet zoning set back requirements.

Mr. Schwenzfeier answered "No". Only structures have to meet set back requirements.

Site Plan Review SPR-3-2020 Camptown Tavern 800Rt. 23B Catskill

Mr. Didio stated the only changes occurring for the restaurant will involve removing the existing septic components but maintaining a grease trap, and tying the sewer line on to the municipal sewer,ADA parking will be added, the sign will be remaining where it is. There will be minor grading for the ADA ramp. There will also be a short retaining wall added to the south of the parcel to contain the parking from the property line and keeping all of the parking onto the site. There will also be a small catch basin added behind the stone wall for drainage and it will tie into the catch basin currently used for waste water discharge .The project will

also include the addition to the building for a greenhouse 15' x31'. The only other changes would possibly be black topping the parking area.

Ms. Golden asked what id the occupancy for the building.

Mr. Didio answered based on the square footage the occupancy is at 99 but it may come down.

Ms. Golden asked if there will be seating in the green house.

Mr. Didio answered "No".

Ms. Golden stated she has concerns the parking will not hold enough spaces for the number of occupancy.

Mr. Dodio stated the applicant is purchasing the property adjacent to the site with the motel on it so it may involve some type of valet parking .Also the intent for the restaurant is to be used by the guess of the motel and lodge. There is also some additional lands on the parcel that could be used for parking as well.

Ms. Golden asked where the dumpster will be located.

Mr. Didio answered currently the dumpster is stored toward the back of the motel and are trying to close that area to vehicles so most likely that area, or to the north.If it were placed on the south end it would have soe type of enclosure surrounding it .

Mr. Schwenzfier asked the applicant to explain how the current septic system works.

Mr. Didio answered the rest rooms were separate, and did not tie in but the proposed plan will be to tie septic together.

Mr. Schwenzfeier asked what the clearance is for the current water lines .

Mr. Didio answered 10' lateral.

Ms. Golden asked if there will be any additional lighting in the front of the restaurant .

Mr. Didio answered it's not being proposed at this time. The fixtures may be up graded and will be dark sky compliant.

Ms. Hernandez asked if the green house will be in the foot print of the existing patio on the side of the restaurant.

Mr. Didio answered "Yes". Because of the distance from the corner of the proposed green house to the properties boundary line the project will not be within the setback requirement, and will have to go to the Zoning Board for a 4' front yard area variance.

Discussion ensued regarding right of way on the parcel.

Mr. Dido stated the right of way will go away by proxy.

Mr. Izzo stated the matter of the right of way is something for the owners to consider, and not a Planning Board issue.

Mr. Decker stated the application is a type 2 action under the SEQRA . The County will have to be notified since the site is accessing on to the County Rt. 23, and because the site is on a County road a 239 Review will be triggered. This project is also going to be applying for an area variance from the Zoning Board.

Ms. Golden made a motion to accept the preliminary site plan, seconded by Mr. Izzo

Roll Call Vote

Mr. Mower Absent
Mr. Holtz Absent
Mr. Decker Aye
Mr. Federman Aye
Ms. Hernandez Aye
Ms. Golden Aye
Mr. Izzo Aye Motion Approved

Mr. Decker stated the Board will not be holding a Public Hearing for this application.

OLD BUSINESS:

Subdivision SUB-1-2020 Apple Reality Holdings Corporation, 5489 NYS Rt. 32 Catskill.

Mr. Decker stated in reviewing the EAF it was determined this subdivision would have no significant impact on the environment.

Ms. Golden made a motion to declare a Negative Declaration for SUB-1-2020, seconded by Mr. Federman

Roll Call Vote

Mr. Mower Absent
Mr. Holtz Absent
Mr. Decker Aye
Mr. Federman Aye
Ms. Hernandez Aye
Ms. Golden Aye
Mr. Izzo Aye Motion Approved

Ms. Golden made a motion to accept the plans as a final plat .seconded by Mr. Decker .

Roll Call Vote

Mr. Mower Absent
Mr. Holtz Absent
Mr. Decker Aye
Mr. Federman Aye
Ms. Hernandez Aye
Ms. Golden Aye
Mr. Izzo Aye Motion Approved

Mr. Decker read aloud the resolution approving SUB-1-2020 with no conditions.

Mr. Federman made a motion adopting the resolution approving SUB-1-2020, seconded by Ms. Golden,

Roll Call Vote

Mr. Mower Absent
Mr. Holtz Absent
Mr. Decker Aye
Mr. Federman Aye
Ms. Hernandez Aye
Ms. Golden Aye
Mr. Izzo Aye Motion Approved

Subdivision SUB-3-2020 Hidden River LLC, 401 Moss Hill Rd. Catskill.

Charles Holtz recused himself from the review of SUB-1-2020.

Charles Holtz is representing the applicant at tonight's meeting .The applicant is requesting a 4 lot subdivision of land. The applicant submitted revised plans.

Mr. Decker asked if the note on the plans, indicating a private road, and would like to know if it is the same as the Towns definition for a private street.

Mr. Holtz stated he will change the note to indicate a private street.

Mr. Decker stated the plans must show water and sewer. He has reviewed the Central Hudson lease agreement and has concerns regarding the agreement. The agreement indicates an *exhibit A* which the Board has not received and would require in order to move forward with this project .The agreement also indicates the *construction and maintaining of a private driveway*, the lease does not indicate anything regarding a private street.

Mr. Mower stated the lease agreement should indicate utilities as well.

Mr. Decker stated another concerns regarding the lease agreement with C& H is where it indicates that the lease is revocable at will by C&H and its successors or assigns by a 30 day written notice. The Board can not move forward with this project until this matter is resolved.

Discussion ensued

Mr. Decker stated this project will be put on hold until the Board can see what exhibit A is, in the lease agreement, and an understanding of what the lease agreement is indicating where it states, the agreement is revocable in 30 days.

Mr. Holtz asked if the Board has any other questions or concerns regarding this project .

Mr. Decker answered the issue regarding sewer and water, the RMA and once submitted will have to be reviewed by the Towns attorney. The applicant will also have to submit waivers for the Cul-de-sac,HMA, and continues street IAW 18K and written recommendation form the Towns Highway Superintendent .

Mr. Federman stated the map does not show the flood plain for parcels A, B,and C and asked if the N.W.I. wetlands had been delineated recently .He would specifically request the wetlands by the powerline be delineated.

Mr. Holtz answered the N.W.I. wetlands have not been delineated.

Mr. Federman stated he had also noticed on the Town of Catskills mapper showing one of the layers indicating the whole area being important to animals on parcels A,B, and C., and he would like conformation on the matter.

Ms. Golden asked in regards to the cross section for the road.

Mr. Decker answered the matter will be addressed in the applicants response to the requirements for 18K.

Discussion ensued regarding the delineation of wetlands.

Mr. Decker stated the Board will consider the request for a delineation of the wetlands, but will table the matter until the issue regarding C&H is addressed, and the same for the matter involving the critical area for animals.

Mr. Schwenzfeier stated the issue regarding the animals will be brought up in the SEQR for this project.

Special Use Permit Aeon Holding 1187 NY Rt. 23A, Catskill.

Adam Kantzman is representing the applicant at tonight's meeting via Zoom media .The applicant is requesting a Special Use Permit for a roof mounted solar array generating over 10kw of solar energy. The project is designed to produce 100% of the building electricity, and the arrays will be visible from the road. The applicant had submitted a site plan, a revised application, decommissioning plan, and an EAF

Mr. Holtz made a motion to accept the application and plat as a preliminary, seconded by Mr. Mower

Roll Call Vote

Mr. Mower Aye
Mr. Holtz Aye
Mr. Decker Aye
Mr. Federman Aye
Ms. Hernandez Aye
Ms. Golden Aye
Mr. Izzo Aye Motion Adopted.

Mr. Holtz made a motion to schedule the Public Hearing for July 28, 2020, seconded by Mr. Federman

Roll Call Vote

Mr. Mower Aye
Mr. Holtz Aye
Mr. Decker Aye
Mr. Federman Aye
Ms. Hernandez Aye
Ms. Golden Aye
Mr. Izzo Aye Motion Adopted.

Planning Board meeting ended at 9:33 PM

Respectfully Submitted,

Patricia Case-Keel
Planning Board Secretary

Approved as Amended 9/8/2020

