

Town of Catskill Planning Board

Planning Board Meeting

October 27, 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: Kevin Schwenzfeier (Delaware Engineering).

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

Mr. Federman made a motion to approve the meeting minutes as written for the August 11, 2020 Planning Board meeting, seconded by Ms. Hernandez

Roll Call Vote

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

Mrs. Hernandez made a motion to approve the meeting minutes as amended for the September 8, 2020 Planning Board meeting, seconded by Mr. DeLuca

Roll Call Vote

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

Mr. DeLuca made a motion to approve the meeting minutes as amended for the September 22, 2020 Planning Board meeting, seconded by Mr. Federman

Roll Call Vote

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

Mr. Harvey answered "Yes" an e mail was sent from the T.O.C. Highway Superintendent indicating there appears to be no concerns for installing a curb cut granting access onto Pennsylvania Ave.

Mr. Schwenzfeier reviewed the septic design and stated the plans are acceptable.

Ms. Golden read aloud part 2 & 3 of the EAF.

Mr. Federman made a motion to declare a Negative Declaration for SUB-14-2020, 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 plat for SUB-14-2020 as final, 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.

Mr. DeLuca made a motion to approve SUB-14-2020, seconded by Mr. DiCaprio

Roll Call Vote

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

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

Charles Holtz was representing the applicant at tonight's meeting. The applicant is requesting a 2.24 acre subdivision from a 193 acre parcel. The applicant has obtained multiple area variances from the Zoning Board in order to address nonconforming setbacks due to existing buildings on the proposed parcel and to address the applicants intention on using the existing fence for the boundary lines .The applicant has submitted and application , EAF, and a survey .

The Board reviewed the plans.

Mr. Kalin answered up to 4 families.

Ms. Golden asked what kind of food processing is being considered.

Mr. Kalin answered fruit, nut, and grain milling, a bakery and other types of fermentation processes.

Ms. Golden asked if there will be a farm stand on the site.

Mr. Kalin answered some of the produce will be sold on site, but mostly off site.

Ms. Hernandez asked if the farm will be organic or will there be chemicals used.

Mr. Kalin answered there will be no chemicals used, but at this time he cannot obtain certification for organic farming.

Mr. Schwenzfeier asked what will be the level of production.

Mr. Kalin answered at this time he has 1,000 chestnut trees planted, and 100 fruit trees, but he's not sure yet what the scale of production will be.

Ms. Golden asked if the chestnut tree farming will involve transgenic trees.

Mr. Kalin answered he has planted hybrids.

Ms. Golden stated in order for this project to move forward the applicant must submit a special use permit application for the commercial use and possible for the additional housing for the farm help.

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

Alton McDonald was representing the applicant at tonight's meeting. The applicant had submitted revised plans showing the septic on parcels, soil types, flood plain, and DEC wetlands.

The Board reviewed the plans.

Mr. McDonald stated he researched the driveway and it has been in existence since 1918 and there's no record of an RMA. The remediation site is the Hudson River, and he has reached out to SHPPO and is waiting on their response. He has spoken with his client regarding the restriction for cutting trees, and his client is not willing to agree to that.

Mr. Federman stated the site does not have a confirmed nest, but if there was a bald eagle nest, there can be no disturbance within 300'

Discussion ensued.

Mr. Federman stated since the site already has restriction regarding tree cutting for the bats, he would agree not to apply any more restrictions to the site.

Ms. Hernandez Aye
Ms. Golden Aye Motion Approved.

Mr. Federman made a motion to waive the requirement for a Public Hearing for SPR-7-2020, seconded by Mr. DeLuca

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.

OTHER BUSINESS:

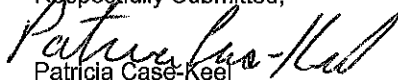
Ms. Golden stated because she had been having some difficulty with her computer she would like to table the discussion regarding the Planning Boards Governing Rules until the next meeting, but she would like to ask for the Board to consider the rules for holding public hearings. The Town allows public comments for 5 minutes but the Planning Board allows only 3 minutes. After discussion, the Board decided to limit public comments to 3 minutes.

Ms. Golden stated she would like for the Board to consider requirement regarding soil types. The Board may consider waiving the requirement for a parcel over 5 acres. The other consideration to be made is if the applicant does not show soil types, does the board want to make it so it's indicated on the plans that a subdivide parcel may not be buildable. After discussion, the board decided to continue to require soil types for all parcels.

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

Planning Board meeting ended at 8:50 PM

Respectfully Submitted,


Patricia Case-Keel

Planning Board Secretary

Approved as Amended 11/10/2020

