

Town of Catskill Planning Board

Planning Board Meeting

May 11, 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 meetings will be May 25, 2021, and June 8, 2021 . The Greene County Planning Boards next meeting will be May 19, 2021 and June 16, 2021. 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. .

CONTINUATION OF PUBLIC HEARING:

Special Use Permit SUP-6-2021 Reid Mower 1696 High Falls Road. Catskill.

This application was first before the Board on April 13, 2021, At the meeting of April 13, 2021 the Board accepted the plat as preliminary and declared lead agency on this unlisted uncoordinated review and scheduled a Public Hearing for May 11, 2021.

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

Charles Halts gave a brief review for the proposed project. The applicant is requesting a special use permit for the operation of mining in a preexist shale bank .The applicant will be removing 750 cubic yards of shale per year, which is under the limit requiring a permit from DEC.

Ms. Golden asked if there were any questions or comments.

Marshal Powel resides at 1700 High Falls Road. Mr. Powell stated his only concern with this proposed project is what could possibly happen to his well water, and also if the removal of material could affect the retraining wall on the outside of the perimeter.

Ryan Stack is a resident of High Falls Road and asked if the removal of material from the site could have any impact to the sides of the road.

Mr. Mower answered he will only be removing 750 Cubic yards per year bringing the size of the area where material will be removed, approximately the size of a foundation for a house. He will not be extending out of the foot print of the pre-existing shall bank. The only changes he will be making to the site will be making the entrance to the site wider.

Mr. DiCaprio asked how will anyone know how much material will actually be removed.

Mr. Holtz answered DEC will be monitoring the site.

Mr. Federman stated he would like it to be noted for the neighbors. That the plans submitted are an aerial photo to give a point of reference from the time of the permit , in case DEC has to conduct a site visit as well as the Towns CEO.

Mr. DeLuca made a motion to close the Public Hearing for SUP-6-2021 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
Ms. Bagshaw	Aye Motion Approved

Public Hearing Closed at 6:43 PM

CONTINUATION OF PUBLIC HEARING:

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

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.

Mr. DeLuca made a motion to close the Public Hearing for SUP-1-2021, 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
Ms. Bagshaw	Aye Motion Approved

Public Hearing Closed at 6:58 P.M

CONTINUATION OF PUBLIC HEARING:

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

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

Mr. Banik gave a brief overview for this project. The proposed project involves the development of a crematorium for pets. The equipment will be housed in a shipping container. He has received certification forms and training from the manufacturer 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.

Anthony Pilatich resides at 80 Rt. 23A, Mr. Pilatich stated at the last meeting he mentioned concerns regarding health risks, the bats, and the educational resource near the proposed site. He wanted to ask the Board to give him the peace and enjoyment of his property, He questions that the process to operate the equipment is too complex for the applicant to hire employees, and if the applicant will have enough time to operate the equipment by himself. If the applicant were to hire employees, then the site will have to include a bathroom with a septic system. Also he has concerns regarding equipment required for extinguishing any potential fire caused by the furnace. Mr. Pilatich states he has a health condition, which could be affected by this crematorium. Mr. Pilatich submitted correspondence and a brochure from his doctor. He stated he would like to see the project moved to an industrial zone.

Ms. Golden asked if there were any questions or comments regarding this project.

There were no questions or comments.

Ms. Golden stated any approval would be conditional for all of the required DEC approvals including stack tests. This request for a crematorium is an approved use by the T.O.C. in the RA Zone as long as a special use permit is obtained.

Mr. Banik stated he will conform to whatever standards DEC requires.

Discussion ensued regarding efficiency of the equipment.

Mr. Banik stated it may require at time to pause the system but it will self-regulate at one minute intervals.

Mr. Federman stated the system does not monitor for any of the dioxins or volatile organic compounds that may be going out the stack.

Ms. Golden thanked everyone for participating in the public hearing.

Ms. Bagshaw made a motion to close the Public Hearing for SUP-5-2021, 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
Ms. Bagshaw	Aye Motion Approved.

Public Hearing Closed at 7:23 PM**CONTINUATION OF PUBLIC HEARING 7:00 P.M.****Site Plan Review SPR-1-2021 John Iannace 5265 Rt. 32 Catskill**

Mr. Iannace gave a brief overview for his request to move his motorcycle shop to 5625 Rt. 32 Catskill. The applicant submitted revised plans.

The Board reviewed the plans.

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

There were no questions or comments.

Mr. DeLuca made a motion to close the Public Hearing for SPR-1-2021, 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
Ms. Bagshaw	Aye Motion Approved.

Public Hearing Closed at 8:23 PM**OLD BUSINESS:****Special Use Permit SUP-6-2021 Reid Mower 1696 High Falls Road. Catskill.**

Mr. Schwenzfeier read aloud part 2 of the EAF.

Ms. Bagshaw made a motion to declare a negative declaration for SUP-6-2021, 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
Ms. Bagshaw	Aye Motion Approved

Ms. Bagshaw made a motion to accept the application and drawing as complete, 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	
Ms. Bagshaw	Aye	Motion Approved

Ms. VanDermark made a motion to accept the resolution as amended, 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	
Ms. Bagshaw	Aye	Motion Approved

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

Mr. Schwenzfeier read aloud part 2 of the EAF.

Ms. Bagshaw made a motion to declare a negative declaration for SUP--2021, 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	
Ms. Bagshaw	Aye	Motion Approved

Ms. Bagshaw made a motion to accept the application as complete, 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	
Ms. Bagshaw	Aye	Motion Approved

Mr. DeLuca made a motion to accept the resolution approving SUP-1-2021, seconded by Ms. VanDermark

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.

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

Mr. Federman stated he would recommend the Board require testing for all of the emissions that DEC is not testing for Sulphur dioxides, volatile organic compound, mercury and lead and other potential heavy metals. This recommendation had been made to him by a former EPA administrator. The manufacturer is only reporting guidelines for the equipment and even indicates stack test results can differ based on variables.

Mr. Banik stated NY State has strict regulations for crematoriums that are monitored , so the process will meet all of the guidelines form the manufacturer . DEC requirements meat the EPA 219.4 standards. There will be testing done by a third party.

Mr. Federman asked if the third party will be testing for dioxins.

Mr. Banik answered he will send a report to the Board indicating what the third party will be testing for.

Ms. Golden asked since there is a concern in regards to the implanted chips and material types used for the containment of the deceased pet, will the chips be removed.

Mr. Banik answered he will conform to whatever DEC requires.

Mr. Pilatich stated he submitted an article from the EPA indicating the effects from animals being cremated with chips inside them, and the harmful effects from the process.

Mr. Hilscher asked if the tests are conducted with an actual animal being processed in the equipment.

Mr. Banik answered "Yes". The tests are conducted with the fullest capacity if the chamber.57.30

Ms. Hernadez asked if the applicant will be burning anything other than animals.

Mr. Banik answered "No".

Ms. Golden stated back in January the Town had received a letter indicating the possibility of incinerating medical material related to Covid- 19. Moving forward any approval will be conditioned for the process of incinerating to be only for the cremation of pets.

Mr. Schwenzfeier asked if the applicant could send him additional information for the dispersion cap.

Mr. Deluca stated he would like to see some kind of test results indicating that the dioxides are not being released into the air.

Ms. Golden asked what size vehicle will be used for transferring the pet remains to and from the site , and will there be adequate turn around for this vehicle. Also will there be adequate turn around for the delivery of the cargo containers.

Mr. Banik answered it will be regular size pickup truck, and there is an adequate area for a turn around for the delivery of the cargo containers and the delivery truck.

Ms. Golden asked if there will be any fuel stored on the premises.

Mr. Banik answered there will be a tank stored outside.

Ms. Golden stated the storage are must be added to the site plan.

Ms. Golden asked if there will be any emergency lighting for the outside of the container.

Mr. Banik answered there is no operation at night.

Mr. DeLuca asked in case of an emergency, would the incinerator be left on standby or shut down.

Mr. Banik answered it would depend on the circumstances, but if needed he can shut the equipment down but the process has to be done within the DEC guidelines.

Ms. Golden asked how the freezer and the crematorium are cleaned.

Mr. Banik answered there are specific tools and there are guidelines on the procedure. There is no need to wipe anything down, or any need for water. He will be using gloves to handle the animals and the animals coming from the veterinarian will have certification for their condition.

Ms. Golden asked how many hours will the facility be in operation per day.

Mr. Banik answered it will depend on any specific requests regarding a time line from a customer , and the number of animals to be cremated. 220 lbs takes about an hour to incinerate .

Discussion ensued hours of operation. Mr. Banik stated it will depend on the demand.

Ms. Golden stated there is a concern with the need for a bathroom on the site. Since the applicant has classified the business as a corporation, he is considered an employee himself. Also the hours of operation can affect the need for a bathroom on the site. This is matter for CEO, but she wanted to have it on the record so that the applicant is aware

Mr. Hilscher stated the CEO has indicated that a portolet can only be used for 6 months; however the matter can be addressed in a condition of any approval.

Ms. Golden stated the conditions she is aware of at this time are all of the required permits from DEC, DOH and the DOS, restrictions for cutting trees due to the presence of the long eared bat, the crematorium can only be used for pets. The plat will have to be up date for fuel storage.

The Board discussed adding daylight operations only, in order to address the omission of outside lighting, and also adding OSHA compliance for the operation.

Mr. DeLuca asked if there will be any fencing or gates for the site.

Mr. Holts answered there is already a gate on the entrance.

Discussion ensued regarding chip removal and stack testing.

Mr. Banik stated he will have the vets remove the chips and to certify the condition of the animal.

Ms. Golden stated she is also concerned about the container the animals are in.

Mr. Banik stated he will supply the Board with the regulations from DEC and EPA.

Mr. Pilatich stated if the site will be using a generator he has concerns regarding noise pollution. Also if the operator has to leave the site and shut the equipment down the process will be interrupted.

Mr. Banik stated the generator will be inside the container and will be used for a small part of operating the furnace as well as the freezer.

Mr. Federman asked how the freezer will be able to keep operating.

Mr. Banik answered it will depend on the demand. If the demand exceeds the projected hours of operation he will have electricity brought in.

Ms. Golden stated in order for the Board to move forward with this project the applicant is being asked to submit the additional information regarding the incinerator and the stack testing. Once the Board receives the information the review can move forward and possibly at the next meeting discuss any conditions for a potential approval.

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

Mr. Schwenzfeier read aloud part 2 of the EAF.

The Board discussed the condition of an approval regarding DOT permits and the time frame for refraining from cutting trees in order to address the long eared bats which is an endangered species.

Discussion ensued regarding payment for an escrow account.

Ms. Bagshaw made a motion to declare a negative declaration for SPR-1-2021, 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
Ms. Bagshaw Aye Motion Approved.

Mr. DeLuca made a motion to accept the application and site plan as final, 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
Ms. Bagshaw Aye Motion Approved

Ms. Bagshaw made a motion to adopt the resolution approving SPR-1-2021, 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
Ms. Bagshaw Aye Motion Approved

OTHER BUSINESS:

Thomas Ivery has requested a sketch conference because he would like to apply for a site plan review in order to open an automobile sales lot located at 1136 Rt 23, Catskill. He currently is operating a car lot in Cairo NY, but would like to move to this location. He wanted clarification on the process for applying for a site plan application.

The Board discussed the requirements for a site plan review IAW Town Code 160-19.

Ms. VanDermark made a motion to approve the meeting minutes for April 13, 2021 as amended, 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
Ms. Bagshaw Aye Motion Approved.

Meeting minutes of April 27, 2021 were tabled.

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

Planning Board meeting ended at 8:50 PM

Respectfully Submitted,

Patricia Case-Keel
Planning Board Secretary

Approves as amended 6/22/21

