

Town of Catskill Planning Board

Planning Board Meeting

July 13, 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: Kevin Schwenzfeier (Delaware Engineering), Ted Hilscher (Town Attorney), Mathew Carlile (Code Enforcement Officer).

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, everyone attending in person is asked to maintain social distancing and it is strongly encouraged for any one not vaccinated to continue to wear masks. Anyone unwilling or unable to wear a face mask is recommended to participate in the meetings virtually through the Zoom platform.

The next Planning Board meetings will be July 27, 2021, August 10, 2021 and August 24, 2021. The Greene County Planning Board's next meetings will be July 21, 2021 and August 18, 2021. Any application requiring a 239 Review must submit all of the required materials including full size drawings, 12 days prior to their scheduled meetings.

At tonight's meeting the Planning Board respectfully asks anyone participating to state their name and address, and limit their remarks to 3 minutes if possible. Participants should address 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 and good taste. 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.

OPEINING OF PUBLIC HEARING: 6:35 PM

Special Use Permit SUP-5-2021 Tomas Banik Tool House Road. Catskill.

Mr. Banik was present at tonight's meeting along with his surveyor Charles Holtz. This application was first before the Board on March 23, 2021 at that time the application was located on Olympic Palace Road, and on that date the Board declared lead agency on this project as an unlisted, uncoordinated review and accepted the plat as preliminary, and then scheduled a Public Hearing for April 27, 2021 where the Board heard from local neighbors with a range of concerns. The Public Hearing was continued until the Planning Board's May 11, 2021 meeting, at which time it was closed. The applicant returned on May 25, 2021 at which time the Board encouraged the applicant to move the project site onto a parcel that was at least 600' from any neighbors. The applicant revised the site plan and moved the project to Tool House Road . The Board reviewed the revised plans on June 22, 2021 and accepted the plans as preliminary and scheduled a second public hearing for tonight's meeting.

The applicant submitted revised plans indicating the topography of the new location and also submitted the green cards for the certified mailing.

Mr.Holt gave a brief overview of the project. The applicant is requesting a pet crematorium and the equipment will involve an incinerator and an office space/ refrigeration unit, both of which will operate out of two shipping containers.

Ms. Golden asked if there were any questions or concerns regain this proposed project.

Anthony Pilatich resides at 80 Rt 23A, Mr. Pilatich stated he has concerns regarding the process for removing the chips from the pet remains. He has looked into the matter and cannot find any actual policy for this process and would like to know if the Board has an actual written procedure.

Mr.Holt stated there will be a certification of chip removal required form the vet or pet owner before the pets are cremated.

Mr. Pilatich stated the metal chips are what create the toxins when they are burned, and he would like to see something in writing for this process. The removal of chips is a nonregulated procedure and there are no mechanisms in place

Ms. Golden stated the applicant will not be removing the chips, it will be required from the vets and pet owners to have the chips removed. She does not know how the Board can require for the applicant to supply that documentation. She understands Mr. Pilatichs concerns but the Planning Board's purview is the lands

use. The Board has asked for the applicant to certify anything being cremated does not have any microchips in it, and the applicant has indicated he will be requiring all of the chips to be removed.

Mr. Banik stated he cannot supply documentation that does not exist but he will not accept any animal remains that have the chips in them. The chips will have to be removed or certified that the remains do not have chips in them.

Mr. DiCaprio asked who will be removing the chip.

Mr. Banik stated the vet will have to remove it, because he will not be removing the chips.

Ms. Hernandez stated she contacted a vet and asked if they would remove a chip and the vet said "No".

Ms. Golden stated if the chips are not removed then the animal cannot be cremated at this site.

Rick Albright resides at 78 Tool House Road. Mr. Albright asked why the applicant moved the site of his project over closer to Tool House Road, and that he has concerns for individuals walking the on Tool House Road while this incinerator in operation, he also asked why this type of project is not being considered for the Industrial Zone instead of the RA Zone

Ms. Golden stated the Board had asked the applicant to move the project so that it would not be within 600' from a residential home. Currently the Town Zoning Law does not allow crematoriums in the Industrial Zone.

Ms. Bagshaw stated the Board had requested for the project site to be relocated based on how this type of facility has been implemented in other states and countries. Also the site has to conform to the Towns set back requirements based on the Zoning.

Mr. DiCaprio asked if the Town Highway Department is aware that this project will only be 230' from the Towns Highway garage.

Ms. Golden answered she has spoken with the Town Highway Superintendent and he indicated that he is aware and has no issues.

Mr. Albright asked if this project being approved will cause any changes in the current zoning.

Ms. Golden answered "No" .

Ms. Golden asked if there are any questions or comments regarding SUP-5-2021.

There were no questions or comments.

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

OLD BUSINESS:

Special Use Permit SUP-5-2021 Tomas Banik Tool House Road, Catskill.

The Board reviewed the plans.

Ms. Golden asked if the parking area is actually considered a driveway .

Mr. Holtz answered "Yes". There will be no customer parking only the owner /operator, and delivery truck for needed materials like the propane.

Ms. Bagshaw made a motion to accept the plat as final, 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.

The Board reviewed the part 2 of the EAF and the Negative Declaration.

Ms. Bagshaw made a motion to declare a negative declaration as amended, 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.

The Board reviewed the draft resolution for the approval of SUP-5-2021.

Mr. DeLuca stated he has concerns regarding the applicant advertisement indicating the disposal of medical waste.

Mr. Banik answered there are two divisions and will only be cremating animals at this proposed facility.

Mr. Hilscher stated the Board is willing to give the applicant some flexibility with this project and allow for the applicant to set the facility up and start operation for a year but then the site will have to conform to the Towns regulations and install a water and septic system.

Mr. Carlile stated the Town has to take care and not set precedence, and allow businesses to come in without conforming with the Towns regulations.

Mr. Holtz stated he was informed that by OSHA that port -o- lets are acceptable .

Mr. Hilscher stated that per his understating of the OSHA regulations it is indicated that if for some reason water cannot be obtained on a other arrangements can be made.

Discussion ensued.

Mr. Banik stated he will agree to the 12 month before conforming to the water and sewer requirement as long as the starting time for the 12 months begins as soon as he has approval for the stack testing.

Ms. Golden stated there can be no tree clearing until November.

Mr. Holtz stated the site will not require for any trees to be cut, only some shrubs will have to be cleared.

Discussion ensued sanitation used in the operation of the crematorium.

Mr. Hilscher asked if there will be a gate at the entrance to the site.

Mr. Banik answered he is not required but will most likely have a gate.

Discussion ensued regarding Code Enforcement inspections.

Mr. Hilscher asked if there will be a generator to run refrigeration unit.

Mr. Banik answered because he has moved the facility to a different site he will be installing electricity at some point in time.

Mr. Hilscher stated there can be no customer parking on the site.

Ms. Golden stated since there has been a considerable amount of changes made to the resolution the Board will have the resolution rewritten and review this application at the Planning Boards August 10, 2021 meeting .

Lot Line Adjustment SUB-7-2021 Country Woodlands LLC 776 Bogart Road,Catskill

Mr. Federman recused himself from the review of SUB-7-2021.

The applicant submitted a revised plan.

Dan McCarthy from Praetorius & Conrad was representing the applicant at tonight's meeting. The applicant is requesting the conveyance of 2.903 acres and .865 acres from a 67.0 acre parcel creating a 7.93 acre parcel and a 6.87 acre parcel, leaving a remaining 63.2 acre parcel. The applicant is requesting the lot line adjustments in order to increase suitability of the parcel for building development. The applicant submitted an application and a sketch plan.

The Board reviewed the plans.

Ms. Golden stated the applicant is actually requesting 2 separate lot line adjustments. The Board will require a second application in order to accurately reflex the two separate changes to the boundary lines.

& Subdivision SUB-8-2021 Country Woodlands LLC Bogart Road, Catskill.

Mr. Federman recused himself from the review of SUB-8-2021.

Dan McCarthy from Praetorius & Conrad was representing the applicant at tonight's meeting. The applicant is requesting the subdivision of a 6.687 acre parcel in order to create a 2.72 acre parcel and a 3.976 acre parcel. The applicant submitted a sketch plan and an EAF.

The Board reviewed the plans.

Mr. McCarthy stated he is still in the process of obtaining copies of all of the deeds and right of ways.

Mr. Schwenzfeier stated the plans must show the location of the proposed well and septic.

Ms. Golden thanked the applicant and stated once the Board has received all of the required material this application will be rescheduled.

OTHER BUSINESS:

Mr. Hilscher submitted supplemental conditions for the Board to review.

The Board reviewed the conditions.

Ms. Golden stated with the Board in agreement to the proposed conditions, she would like to recommend the conditions be added to the resolution for Mr. Banik and all future resolutions.

Ms. Golden asked if the Board members had a chance to review the responsibilities and Duties, and if the Board has any recommended changes .

Meeting minutes of June 8, 2021 were tabled.

Ms. VanDermark made a motion to approve the meeting minutes of May 25, 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.

June 8, 2021 Meeting Minutes have been tabled.

Mr. DeLuca made a motion to adjourn, seconded by Mr. Federman.

Planning Board meeting ended at 7:54 PM

Respectfully Submitted,

Patricia Case-Keel
Planning Board Secretary

