

Present: Chairwoman-Teresa Golden, Angelo DiCaprio, William DeLuca, Secretary Patricia Case-Keel.

Absent: Vice Chairman- Larry Federman ,Bridgett Hernandez, Brenda VanDermark. Heather Bagshaw,

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 August 10, 2021, August 24, 2021. The Greene County Planning Board's next meetings will be August 18, 2021 and September 15, 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.

Ms. Golden stated that unfortunately due to a lack of a Planning Board quorum at tonight's meeting, the Board will not be able to take any action on any of the applications.

OPENING OF PUBLIC HEARING: 6:35 PM

Site Plan Review SPR- 2-2021 T&T Auto Sales 1136 Rt. 32 Catskill.

Mr. Ivery was present at tonight's meeting and submitted the green cards for the certified mailing.

This application was first before the Board on May 11, 2021 for a sketch conference. The application returned to the Board at the June 22, 2021 meeting with revised plans. On that date the Board classified the application as an unlisted action and uncoordinated review and declared the Town of Catskill as lead agency. The drawing and application was accepted as preliminary and scheduled a Public Hearing to be held at tonight's meeting.

Mr. Ivery gave a brief overview for this project. He stated he would like to open a used car lot for approximately 15-20 used cars, retail only, no mechanical work on site.

Ms. Golden stated the site plan only shows parking for 15 cars.

Ms. Golden asked if there were any questions or comments regarding SPR-2-2021.

There were no questions or comments.

Ms. Golden stated she would like to apologize but due to the lack of the Planning Board having a quorum, the Board will not be able to close this Public Hearing at tonight's meeting and the Public Hearing will have to be held open until the Planning Board's August 10, 2021 meeting. Ms. Golden thanked the applicant for attending tonight's meeting.

OLD BUSINESS:

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

Mr. Banik was present at tonight's meeting. This application was first before the Board on March 23, 2021 at that time the proposed was located on Olympic Palace Road. 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 that 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, a different location on the same parcel. The Board reviewed the revised plans on June 22, 2021 and accepted the plans as preliminary and scheduled a second public hearing to be held on July 13, 2021. The Public Hearing was closed at the July 13, 2021

meeting but due to the recommended changes to the resolution the application was rescheduled for tonight's meeting.

The applicant had been sent a copy of the proposed resolution. Mr. Banik asked to discuss some of the conditions with the Board. He stated he would like to have some of the conditions (#15-18) involving DEC combined, because they were contradictory. It was recommended by DEC to utilize 219-14 Regulations, which pertain to the air permit registration, the stack testing, training, and the unit's permit.

Ms. Golden stated this is a matter that the Town Attorney will have to look into.

Mr. Banik stated he will forward DEC requirements for the Board to review.

Ms. Golden asked if the equipment will be tested proper to being brought on the site.

Mr. Banik answered the unit will have to be set up on the site in order for DEC to test it. Mr. Banik stated he also would like conditions #4, and 13 combined because they are part of the building permit process.

Ms. Golden stated the conditions regarding Code Enforcement have been added is to insure that CEO (Code Enforcement Office) conducts a site visit before the driveway is constructed, because of the concerns for tree removal.

Mr. Banik stated #13 requires a perk test, he will be obtaining a perk test later on, but he does not believe it should be required initially, in order for a certificate of occupancy to be obtained.

Ms. Golden stated the Board will consider the requested changes to the conditions. This application will be rescheduled for the Planning Boards August 10, 2021 meeting.

Mr. Pilatich stated he has done some research on this proposed process and would like to speak with the Board in regards to this matter.

Ms. Golden stated the Public Hearing for this application has been closed, but if he would like to discuss something with the Board he can do so, after the regular business has been completed

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 and .865 acres from a 67.0 acre parcel creating a 7.93 acre parcel and a 6.87 acre parcel,. The applicant is requesting the lot line adjustments in order to increase suitability of the parcel for building development. The applicant submitted revised plans.

The Board reviewed the plans.

Lot Line Adjustment SUB-7-2021 Country Woodlands LLC 730 Bogart Road, Catskill.

Dan McCarthy from Praetorius & Conrad was representing the applicant at tonight's meeting. The applicant is requesting the conveyance 2.903 acres from a 67.0 acre parcel and conveying it to a 5.00 acre parcel creating a 7.903 acre parcel. The purpose for this lot line adjustment is to add availability open space. The applicant submitted a revised application and plans.

The Board reviewed the plans.

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

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 revised plat. The revised plat indicates the location of the proposed well, septic and soil types.

The Board reviewed the plans.

Mr. McCarthy stated he has contacted the Town Highway Superintendent and is waiting for him to send something in writing for the curb cut approval.

Ms. Golden apologized that the Board cannot schedule a Public Hearing for this application at tonight's meeting due to a lack of quorum. This Board will reschedule this project for the Planning Boards Augusts 10, 20201 meeting.

Special Use Permit SUP-7-2021Desantis Apartments 14 Poney Lane , Catskill

Scott Quimet from Kaaterskill Associates was representing the applicant at tonight's meeting. The applicant is requesting a special use in order to renovate two existing dwellings into two, two bedroom apartments in each building. The site had been granted a special use permit by the Planning Board back in January 12, 2021 for the use of one building to be turned into 4 apartments and the second building demolished. The property has since been sold and the new owner is asking to change the plans. The applicant has submitted an application, short EAF and a set of plans.

The Board reviewed the plans.

Mr. Quimet stated since this site was approved a special use permit for the same number of occupancies he would like to the Board to consider the SEQR as re affirming from the previous approval, since there will be no changes for the septic and water requirements as well as the traffic, also the previous project had already received approval from the Town Highway Superintendent.

Ms. Golden asked if there will be any plantings to protect the site from the neighbors and then stated she has concerns regarding lighting for the dumpster, lighting for the emergency exits on the building, and ADA parking.

Mr. Quimet stated there are trees already on the site. He will look into the lighting, but since the site and structures are preexisting and will only be used as 2 family units, he is not sure if the project requires ADA parking or accessibility.

Ms. Golden stated the Board will look into the matter of ADA compliance requirements. The EAF Mapper identifies the site as being in an archeological sensitive area and also to be in a potential habitat of the long eared bat, so there is a time limit for tree cutting. This project will also require a 239 Review with the Greene County Planning Board. The Board cannot take any action on this project at tonight's meeting but will reschedule for the Planning Board August 10, 2021 meeting.

OTHER BUSINESS:

Ms. Golden stated her and the Vice Chairman had met with Glide Path regarding a request for an extension on their special use permit which expires at the end of November. The projects foot print may change and may become smaller and the containers may become compartmentalized, so the Board may want to consider requiring a new application for the project.

Mr. Pilatcih stated she has spoken with the Federal office in Albany again, and also looked it up on the OSHA website and it indicates if there is one employee a bathroom is required.

Ms. Golden stated one of the conditions for an approval will require all of OSHA standards must be followed, however this is a Code Enforcement issue not one for the Planning Board.

Mr. Pilatch stated there is a potential for a problem in case of an emergency, and the applicant has to leave the site with the equipment operating. DEC regulations require someone must be on site while the equipment is in operation at all times ~~to eliminate potentials~~. He would suggest the Board deny the application or require that the applicant hire an employee and then the project site will have to have a septic system.

Ms. Golden stated if the project is approved, one of the conditions will require that the site and operation comply with all of OSHA standards.

Ms. Golden thanked Mr. Pilatich for his input.

Ms. Golden stated she would like to remind the Board members to consider any ideas for changes to the Town Code. The Board cannot approve the minutes and all business that can be conducted has been conducted.

Planning Board meeting ended at 7:47 PM

Respectfully Submitted,

Patricia Case-Keel
Planning Board Secretary

Corrected 9/14/2021*

Chairwoman Teresa Golden stated for the record , since the Board did not have a quorum on July 27, 2021
the above minutes are for reference only*

