

Town of Catskill Planning Board

Planning Board Meeting

November 9, 2021 6:30 PM

Robert C Antonelli Senior Center

Present: Chairwoman-Teresa Golden, Vice Chairman- Larry Federman(Via -Zoom media) , Angelo DiCaprio, Brenda VanDermark, Bridgett Hernandez, William DeLuca, Heather Bagshaw, Secretary Patricia Case-Keel.

Present: All Present

Also Present: Keven Schwenzfeier (Town Engineer)

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 Planning Boards regularly scheduled Planning Board meeting for the remainder of this year will be December 14, 2021. The Board will also be voting on officers for the Board at that meeting .The first meeting for the year 2022 will be on January 11, 2022. In addition the Board has scheduled a special meeting on November 16, 2021 with the Town Attorney to continue discussing updates to the Towns Code . The Greene County Planning Board's meetings for the remainder of the year will be November 17, 2021 and December 15, 2021. Any application requiring a 239 Review must submit all required materials including full size drawings 12 days prior to their scheduled meetings. As we are approaching the winter season please note that the Planning Board's meeting will be automatically canceled if Town Hall is closed due to inclement weather, any scheduled Public Hearings will automatically be scheduled for the next Board meeting

Anyone participating in tonight's meeting is asked to state their name and address. 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.

OPENING OF PUBLIC HEARING: 6:35 PM

Site Plan Review SPR-6-2021 Wolfgang Brandl 117 Cauterskill Road, Catskill.

Ms. Golden gave a brief overview on this project to date, and asked the applicant to explain the proposed project for the public.

NOTICE OF PUBLIC HEARING

The Town of Catskill Planning Board Opened a Public Hearing on application Site Plan Review SPR-6-2021 pursuant to Section 160-10 of the Town of Catskill Zoning Code to allow the construction of an addition to be used for storage in a commercial food business on lands owned by Wolfgang Brandl located at 117 Cauterskill Road Tax Map #171.07-4-3 on the 9th day of November and will be holding the Public Hearing open until the Planning Board's December 7th 2021 Meeting. The Public Hearing will be held at 6:35 PM, at the Robert C. Antonelli Senior Center, 15 Academy St. Catskill NY. The Public is also welcomed to attend through the digital Zoom.com platform. Detailed information for the Zoom platform will be posted with the Planning Boards Meeting Agenda on the Towns website. Written and oral comments will be accepted until the close of the public hearing.

The applicant had submitted a revised drawing indicating the location of the containers.

Mr. Brandl was unable to complete the process for mailing out the public hearing notices certified mail.

Ms. Golden stated the Board cannot close the Public Hearing until the applicant can submit the green receipts for the certified mailing. In addition the Board has not heard back from the Green County Planning Board regarding the 239 Review. The Board will hold the Public Hearing open until the next scheduled Planning Board meeting.

OLD BUSINESS:

Site Plan Review SPR-5-2021 Mach – 360 Green Road & Rt. 32, Catskill.

Bruce D Utter is an engineer from Praetorius & Conrad and is representing the applicant at tonight's meeting. Mr. Utter stated he has been able to obtain some of the required material since the last meeting. He has received the letter from the Planning Board Clerk to submit to the County. The site plan was revised to show the property lines with the setbacks, He has contacting D.O.T. regarding the billboard but has not obtain any information yet regarding the status of the billboard agreement with the property owner. The plans now show the lighting. He has also contacted D.O.T. and is working on the truck's traffic pattern, being diverted on to Greens road instead of 32. He is still trying to contact the Town's Highway Superintended regarding a second curb cut. Landscaping was updated on the plans with native plantings.

Ms. Golden asked for images of the proposed building elevation, due to visibility on Rt. 32. Ms. Golden then asked if there are any concerns regarding storm water flowing towards Rt. 32.

Mr. Utter answered he will be addressing the storm water plans with D.O.T., but he will be looking into the topography more thoroughly.

Mr. Federman stated he has concerns regarding the distance from the area of disturbance and the wetlands, and how the wetlands may be impacted from the run off.

The Board reviewed the erosion plan. The plans indicate a potential for some water run off flowing to the culvert for Rt. 322 and towards the wetlands.

Mr. Federman stated there should not be any storm water running into the wetlands since they are federal wetlands. He believes there should be a delineation of the wetlands. Mr. Federman asked if the roof drains should be moved to the other side of the building then guided into a conduit so the water flow can go towards Rt. 32.

Mr. De Utter answered he believes it could, and will look into the matter.

Mr. DeLuca made a motion to classify SPR-5-2021 as a coordinated review, 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 accept the plans for SPR-5-2021 as preliminary, 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.

Mr. DeLuca made a motion to schedule Public Hearing for January 11, 2022, 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.

Special Use Permit SUP-11-2021 North Catskill Grid 7965 Rt. 9W, Catskill.

Erin Hazen from Glidepath and Nicholas Vamas from Chazen Engineering Company and Eric Olten who is senior management for the construction of this proposed project , was representing this project a tonight's

meeting . The applicant submitted a revised set of plans, an emergency response plan, product brochure for the CATL BESS battery storage units, decommissioning plan and written response for the comments submitted by the Town's Engineer .

The Board reviewed the plans.

Ms. Hazen gave a brief overview of the project. The project has been downsized from the originally approved special use permit. With the revised plans the project will require a smaller foot print for the operation .The reason for the downsizing is due to refinement of the technology for the battery storage units.

Mr. Vamas reviewed the site plan with the Board addressing details for the enclosures housing the equipment , topography of the site and the retaining walls for storm water flow, also bio retention cells for containment of any possible contaminates , fencing for security and visual effects as well as landscaping. He also discussed how the site will be monitored and procedures in case of emergencies.

Mr. DeLuca asked if the local fire department will be informed on the required procedures for emergency services.

Ms. Hazen answered part of the process for developing the site will involve training for the fire department.

Ms. Hernandez asked if there should be any concerns regarding evacuations if there is a fire and the chemicals that are used in the cells for coolant.

Ms. Hazen answered any fire would most likely be contained in the cells and should not trigger a need for evacuation.

Mr. Vamus answered the coolant liquid is ethaline glycol and the amount used will be used 2.6 gallon, which should be containable.

Discussion ensued regarding regulation for required emergency evacuation, and the battery cell alarm system, and the design for the internal cabinet's response for extinguishing any potential fire.

Mr. Federman asked in regards to the chemicals that will be used for fire suppression.

Ms. Hazen answered the name of the product used for fire suppression is Stat-x and comes in a powder form. It is nonhazardous and the MSDS sheet was provided with the submission of the application.

Mr. Federman stated it was his understating the chemical proposed in the first review was toxic to fish and wetland organisms.

Mr. Hazen answered she will look into the matter.

Mr. Federman stated with the changes to the site plan and the curbs being removed he has concerns regarding how this could affect the retention ponds.

Ms. Haze answered the curbs could affect water retention around the cabinets and could compromise the standards for the storage of the batteries.

Mr. Vamus stated the sumps will alleviate the need for the curbs. Ethaline glycol is denser than water, The water will move through the filter media and the glycol would settle below and be pumped out. This will only be concern if there is a spill and there is an unusually amount of rain.

Ms. Golden stated she has concerns there is not enough lighting on the northern end of the site.

Ms. Hazen stated more lighting can be added.

Mr. Hilscher stated the plans should identify the distance from the cul-de-sac to the containers for the fire department's resources.

The Board reviewed the visual simulation.

Mr. Federman stated that two of the species listed for plantings are nonnative and should be replaced with native species.

Ms. Golden asked how high the fence will be and how high the containers will be.

Ms. Hazen answered the fence will be 7' high, and the container will be approximately 7 1/2' high.

Ms. Hernandez asked if there are any benefits to the Town of Catskill regarding this project.

Ms. Hazen answered the Town will have a tax paying entity on what is currently vacant land, and an improvement to the electrical grid by addressing the demand for peak use of electricity.

Mr. Hilsher asked when the interconnection with Central Hudson will be completed.

Ms. Hazen answered Central Hudson is still conducting some studies regarding the set points for the energy use, the studies should be complete by the end of this year or early next year.

Mr. Hilscher asked if the interconnection could be denied by Central Hudson.

Ms. Hazen answered Central Hudson cannot deny the interconnection due to the Federal Standards (Open Access).

Ms. Hazen described for the Board the technology regarding the lithium ion batteries.

Mr. Federman asked if there will be any battery back up on the site for the coolant and communication system.

Ms. Hazen answered there is redundant back up for the coolant system, and the communication systems.

Mr. Federman asked if there are any toxicity in the transformers.

Ms. Hazen answered transformers are no longer manufactured with oils that are toxic.

Ms. Hazen reviewed the proposed decommissioning plan and the emergency respondent plan, with the Board.

Ms. Golden stated in addition to the County Planning Board, D.O.T. and the local fire department will have to be involved for this review.

Ms. VanDermark made a motion to declare the Town of Catskill Planning Board as lead agency for this unlisted action, and coordinated review, 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.

Ms. Bagshaw made a motion to accept this application as preliminary with the condition for the distance from the cul de sac be added to the plans, additional lighting be added to the plans, and native trees be added to the list of planting species, 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.

Ms. Bagshaw made a motion to schedule a Public Hearing for SUP-11-2021 on January 11, 2022, 6: 45 PM 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.

NEW BUSINESS:

Subdivision SUB-16-2021 Chris Coutu.405 Cairo Junction Road Catskill.

Gary Harvey was representing the applicant at tonight's meeting. The applicant is requesting a 2 lot subdivision of land. The parcel is 7.29 acres and the subdivision would be creating a 3.06 acre parcel and a remaining 4.23 acre parcel. The applicant has submitted an application, survey, waste water systems survey, and an EAF.

The Board reviewed the plans.

Ms. Golden stated the EAF Mapper indicates the parcel is near an archeological sensitive area ,and also any approval would involve tree cutting restrictions due do the presence of the Northern Long eared Bat.

Mr. Harvey stated he has already submitted a request to SHPO.

MS. Golden asked about the width of the gravel driveway .

Mr. Harvey answered 8'-10,' and will add the dimension to the plans.

Mr. DeLuca made a motion to accept SUB-16-2021 as an unlisted action and an uncoordinated review, and declare the Town of Catskill Planning Board as lead agency, 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.

Mr. DeLuca made a motion to accept the plans as preliminary with the condition of the plans being added to show width of driveway, 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.

Ms. Bagshaw made a motion to schedule a Public Hearing for SUB-16-2021 to be held on December 14, 2021 at 6:35 PM, 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.

OTHER BUSINESS:

Mr. Hilscher stated he will be submitting letter to be sent to the applicant regarding their responsibility for contacting the abutting neighbors for Public Hearings.

Ms. Golden stated she would like to remind Board members to submit any training certifications they may have obtained over the course of this year.

Ms. Bagshaw made a motion to approve the meeting minutes of October 12, 2021 at amended, seconded Ms. VanDermark

Roll Call Vote

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

Meeting minutes of October 26, 2021 were tabled.

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

Planning Board meeting ended at 8:14 PM

Respectfully Submitted,

Patricia Case-Keel
Planning Board Secretary

Approved as Amended 12/14/21

