

Town of Catskill Planning Board

Planning Board Meeting

October 26, 2021 6:30 PM

Robert C Antonelli Senior Center

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

Absent: Bridgett Hernandez, William DeLuca.

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 meetings for the remainder of this year will be November 9 , 2021 and December 14, 2021 due to the holidays . In addition the Board has scheduled a special meeting with the Town Attorney to continue discussion regarding possible updates to the Town's code. The Greene County Planning Board's remaining meetings for the balance of the year will be November 17, 2021, and December 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.

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.

CONTINUATION OF PUBLIC HEARING: 6:35 PM

Site Plan Review SPR-4-2021 Colman Storage 4524 Rt. 23, Catskill.

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

Mr. Ouimet stated at the last meeting he received a copy of the Greene County Planning Board's comments and wanted to address those comments. A trip generation count had been conducted and the results indicated the AM Peak will be 1 vehicle in and 1 vehicle out and the PM peak is 2 vehicles in and 2 vehicles out. The number and size of the unit will be 108, 10'x10' units and 18 10'x20' units, and the drainage will run to the front of the property into an existing catch basin. In addition to the LED lighting, the site will also have dark sky compliant lighting. Also the applicant will be reaching out to the neighbor to see about addressing the complaint regarding the lighting on the front of the site.

Ms. Golden asked if there were any questions or comments from the public.

There were no questions or comments.

Ms. Bagshaw made motion to close the Public Hearing for SPR-4-2021, seconded by Ms. VanDermark

Roll Call Vote

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

Public Hearing closed at 6:36 PM

OLD BUSINESS:

Site Plan Review SPR-4-2021 Colman Storage 4524 Rt. 23, Catskill.

Ms. Golden reviewed part 2 and 3 of the EAF, with all answered being 'no or small impact'.

Mr. Federman made a motion to declare a Negative Declaration for SPR-4-2021, seconded by Ms. Bagshaw

Roll Call Vote

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

Ms. VanDermark made a motion to accept the application and plans as final, seconded by Mr. Federman

Roll Call Vote

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

Ms. Bagshaw made a motion to approve SPR-4-2021 with standard conditions, seconded by Mr. Federman

Roll Call Vote

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

Ms. Golden thanked the applicant.

NEW BUSINESS:

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

There was no one in attendance at tonight's meeting to represent SUP-11-2021.

Ms. Golden stated she would recommend that Board members to review this application and if there are any questions or comments have them ready for the next meeting for the applicant.

Subdivision SUB-14-2021 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. The applicant has submitted an application for a subdivision in order to subdivide a 20.741 acre parcel that is located on both sides of Green Road. The applicant is requesting to subdivide the parcel with Green Road as the dividing line making this a potential de-facto-subdivision. The applicant had submitted an application and a plat.

The Board reviewed the plans.

Ms. Golden stated Green Road is a Town Road and thus could be considered a de-facto subdivision, but the plans would have to be amended to show the middle of the right of way is not the boundary line for the parcel .

Mrs. Keel stated she will contact the County to find out the required procedure for a de-facto subdivision.

Ms. Bagshaw made a motion to approve SUB-14-2021 as a de-facto subdivision with the condition the applicant will submit an updated plat, seconded by Ms. VanDermark .

Roll Call Vote

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

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. The applicant has submitted an application for a site plan review. The applicant would like to use the remaining 3 acre lot and construct a 60'x 120' ware house with a loading dock for the purpose of storing wholesale of building materials. The site will have approximately 8 -10 employees. The driveway will be upgraded and the applicant will be contacting DOT for all of their requirements. The applicant would also like to request the potential for a 2nd loading dock accessing off of Greens Road.

Ms. Golden asked how many trucks will be entering the site per day.

Mr. Utter answered he would have to clarify with the applicant but he is estimating 1 or 2 trucks per day.

Ms. Golden stated if the applicant intends on using Green Road for accessing the site, it will require approval from the Town of Catskill Highway Superintendent, as well as DOT approval for accessing Rt.32.

Mr. Federman asked what the purpose will be for the gravel parking area and container on the second parcel.

Mr. Utter answered at this time the applicant is using the container for storage but once the project is finalized will discontinue using the container and gravel parking area.

Ms. Golden stated in order for the Board to continue the review of this project the applicant will be required to set up an escrow account of \$ 1,200.00 for the Towns Engineer services.

Mr. Schwenzfeier asked if there will be any signs on the site.

Mr. Utter answered the sign will be on the building, and will consider a sign for 'No through road'.

Ms. Golden asked if the billboard will be removed.

Mr. Utter answered "No" Its leased from the applicant.

Mr. Schwenzfeier stated the site for the billboard should be indicated on the plans.

Ms. Golden stated for this project to move forward the applicant must submit an updated plan showing lighting, landscaping , Highway Superintendent approval for the curb cut, DOT permit, site plan to show only lot 1, and the project will require a Green County 239 Review, and to show the property line from the right of way.

Ms. Bagshaw made a motion to classify this project as an unlisted action and uncoordinated review and the Town of Catskill Planning Board as the lead agency, seconded by Ms. VanDermark

Roll Call Vote

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

Mr. Federman stated DOT specs details on sheet 6 should also meet Town of Catskill Specifications as well.

Lot Line Adjustment SUB-15-2021 Grutzmacher & Ross 547 High Falls Road, Catskill.

Christian Denniston is a civil technician from Kaaterskil Associates. Mr. Denniston is representing the applicant at tonight's meeting. The applicant is requesting the conveyance of .05 acres between both his parcel and his adjoining neighbors, in order to relocate his well onto his parcel. The reason for requesting this Lot Line Adjustment is to improve the ability of that parcel to comply with setback or other building requirements. The applicant submitted an application, EAF and plans.

The Board reviewed the plans.

Mr. Schwenzfeier asked why the first lot the plans do not show the location of the septic.

Mr. Denniston answered the dwelling is existing and is occupied and normally unless the septic is showing its not required to locate it.

Mr. Federman made a motion to approve SUB-15-2021, seconded by Ms. Bagshaw.

Roll Call Vote

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

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

Mr. Brandyl is requesting this site plan review in order to add a 20'x 34' storage area to this existing building which he currently uses for a prep service. The applicant has already obtained an area variance from the Zoning Board back on June 23, 2021 since the structure would not meet the required setbacks .The applicant submitted an application and a site plan .

The Board reviewed the plans.

Ms. Golden asked if the applicant intends on making any other improvements to the parcel.

Mr. Brandyl answered eventually he plans on removing the second building.

Mr. DiCaprio asked if the shipping containers are going to be moved.

Mr. Brandyl answered "Yes".

Ms. Golden stated the plans need to indicate where the containers are to be located. Ms. Golden then asked if there will be any windows on the addition.

Mr. Brandyl answered "No". There will be no window just an emergency exit to the outside outside, and there will be no light because there is lighting on the existing part of the structure.

Ms. Golden stated there may need to be lighting on the outside, but that will be a matter to discuss with the Code Enforcement Department.

Ms. Bagshaw made a motion to declare Lead Agency on this project as an unlisted action and uncoordinated review, seconded by Mr. DiCaprio

Roll Call Vote

Mr. DeLuca	Absent
Mr. DiCaprio	Aye
Ms. VanDermark	Aye
Mr. Federman	Aye

Ms. Hernandez Absent
Ms. Golden Aye
Ms. Bagshaw Aye Motion Approved.

Ms. Golden stated once the applicant submits a set of revised plans the application can be sent to the Green County Planning Board for a 239 Review.

Ms. Bagshaw made a motion to schedule a Public Hearing for SPR-6-2021 to be held on November 9, 2021 at 6:35 PM, seconded by Ms. VanDermark

Roll Call Vote

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

Ms. Golden thanked the applicant.

OTHER BUSINESS:

Ms. Golden stated she would like to remind the Board members there is a special meeting scheduled for November 16, 2021 with the Town Attorney in order to discuss revisions to the Town's Zoning Code. Also she wanted everyone to be aware that there will be filming production taking place at Friar Tuck, on the outside of the facility and that it was approved by the Town Board. She also wanted to remind the Board members to submit any training certificates they have received

Ms. VanDermark made a motion to approve the meeting minutes of September 14, 2021 at amended, seconded Ms. Bagshaw

Roll Call Vote

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

Meeting minutes of September 22, 2021 were accepted as amended .The Board did not have a quorum on that date.

Meeting minutes of October 5, 2021 were tabled.

Meeting minutes of October 12, 2021 were tabled.

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

Planning Board meeting ended at 7:32 PM

Respectfully Submitted,

Patricia Case-Keel
Planning Board Secretary
Approved as Amended 12/14/21

DRAFT

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