

Town of Catskill Planning Board
Planning Board Meeting
September 14, 2021 6:30 PM
Robert C Antonelli Senior Center

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

Absent: Angelo DiCaprio.

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 next Planning Board meetings will be September 28, 2021, October 12, 2021. The Greene County Planning Board's next meetings will be October 21, 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.

OPENING OF PUBLIC HEARING: 6:35 PM

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

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

Chairwoman Teresa Golden opened the Public Hearing for SUB-8-2021. The Public Hearing was published in the Catskill Daily Mail on September 8, 2020 and September 9, 2021

PLEASE TAKE NOTICE,

the Town of Catskill Planning Board will hold a public hearing in accordance with Town Law § 276 and the Town of Catskill Subdivision Regulations on September 14, 2021 at 6:35 PM at Robert C Antonelli Senior Center 15 Academy St. in the Village of Catskill, to consider a 2 lot minor subdivision of land located on 776 Bogart Road, Palenville, proposed by Country Woodlands L.L.C. The above application is open for inspection at the Planning Board Office located at 439 Main Street, Catskill NY 12414 between the hours of 10:00 A.M and 2:00 P.M (Due to the COVID- 19 Pandemic Please call and make appointment for inspection of application) The Public is welcomed to attend the Public Hearing in person or 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. By order of Teresa Golden Chairwoman of the Town of Catskill Planning Board,

The applicant is requesting this 2 lot subdivision in order to subdivide a 6.687 acre parcel into a 3.967 acre and a 2.720 acre parcels.

Dan McCarthy was representing the applicant at tonight's meeting

Ms. Golden asked if there were any questions regarding this application.

A resident asked to see the plans for the subdivision because they had concerns regarding to the location of any potential building.

Ms. Golden stated since the applicant has not arrived yet there for this application will be tabled until later in the meeting

Public Hearing resumed at 7:15PM
Applicant submitted the green cards.

Mr. McCarthy gave brief overview of the project. Mr. McCarthy stated the applicant is requesting this 2 lot subdivision in order to build a single family dwelling on each parcel.

Ms. Bagshaw made a motion to close the Public Hearing for SUB-8-2021, seconded by Ms. VanDermark

Roll Call Vote

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

Public Hearing closed at 7:26 PM

OPENING OF PUBLIC HEARING 6:45 PM

Special Use Permit SUP-7-2021 14 Poney Lane LLC, 14 Poney Lane, Catskill.

Chairwoman Teresa Golden opened the Public Hearing for SUP-7-2021. The Public Hearing was published in the Catskill Daily Mail on September 8, 2020 and September 9, 2021

PLEASE TAKE NOTICE,

The Town of Catskill Planning Board will hold a Public Hearing on September 14, 2021 at 6:45 PM at the Robert C. Antonelli Senior Center located at 15 Academy Street, in the Village of Catskill, New York. The purpose of the public hearing is to allow the public to make comment on an a proposed site plan by Poney Lane LLC for renovation of 2 multiple family dwellings located at 14 Poney Lane , Catskill NY Tax Map #156.10-1-29 pursuant to Section 160-11 of the Town of Catskill Zoning Code. 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 Board's Meeting Agenda on the Town website. Written and oral comments will be accepted until the close of the public hearing. The above application is open for inspection at the Planning Board Office located at 439 Main Street, Catskill, New York between the hours of 10:00 a.m. and 2:00 p.m. (Due to the COVID- 19 Pandemic Please call and make appointment for inspection of application) By order of Teresa Golden Chairman, Planning Board, Town of Catskill

Scott Oumet was representing the applicant at tonight meeting. Mr. Oumett gave brief overview on the project the project was previously approved in January of 2021 for the renovation of one of the building and the demolishing of the second but new owners have taken over and they intend to renovate both of the buildings and wit each building containing two , two bedroom apartments. The parking area was revised form the previous project due to both structures being retained and the site will involve a curtain drain that will drain under Poney Lane in order to address any drainage issues.

Ms. Golden asked if there we any questions or comments regarding SUP-7-2021.

Tim McCarthy resides at 19 Poney Lane . Mr. McCarthy asked what kinds of sewer system the site will have.

Mr. Oumet answered the sewer is a sub service system and was approved on the site plan with the previous special use permit.

Mr. McCarthy asked if the site will be used for section 8 housing.

Mr. Oumet answered "No".

Ms. Golden stated for the benefit of the public there is a known archeological site near the project but the project was previously approved by SHPO, and because of the long eared bat there will be tree cutting restrictions, and the property is grandfathered form ADA parking and accessibility.

Mr. DeLuca made a motion to close the Public Hearing for SUP-7-2021, seconded by Ms. Bagshaw

Roll Call Vote

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

Ms. Golden Aye
Ms. Bagshaw Aye Motion Approved.

Public Hearing Closed at 6:45 PM

Opening of Public Hearing 6:55 PM

Site Plan Review SPR- 3-2021 Reid Mower, 1696 High Falls Road, Catskill.

Ms. Golden gave a brief overview on the project to date.

Chairwoman Teresa Golden gave a brief overview on the project to date, and then opened the Public Hearing for SPR-3-2021. The Public Hearing was published in the Catskill Daily Mail on September 8, 2020 and September 9, 2021

PLEASE TAKE NOTICE,

The Town of Catskill Planning Board will hold a Public Hearing on application Site Plan Review SPR-3-2021 pursuant to Section 160-10 of the Town of Catskill Zoning Code to allow the construction of a garage for equipment storage on lands owned by Reid Mower located at 1696 High Falls Rd. 23, Catskill NY Tax Map #201.00-1-17 The Public Hearing will be held on the 14th day of September, 2021 at 6:55 PM, at the 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 submitted the green cards from the certified mailing

Charles Holtz was representing the applicant at tonight's meeting and gave a brief overview on the proposed project. The applicant is requesting this Site Plan Review in order to construct an 80'x60' garage to use for storage on an existing shale bank .

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

Calo Marcial resides at 1700 High Falls Road. Mr. Marcial stated he has concerns regarding what the applicant may want to do next on the site.

Ms. Golden stated if the applicant adds any more structures or changes to the site he will be required to come back to the Planning Board.

Joanne Marcial submitted a letter and Ms. Golden read the letter aloud.

Mr. Marcial stated he is also has concerns with the traffic on the road.

Ms. Golden asked if there will be any increase in traffic.

Mr. Holtz answered the garage is only for the storage of equipment that is used on the site. The applicant is only allowed to take out approximately 750 cubic yards of shale and there should be no increase in traffic.

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

Mr. Holtz answered "No".

Ryan Staake is a resident on High Falls road and has a pond on his property. Mr. Staake asked if there are any plans to mitigate any potential oil spills.

Mr. Holtz answered fuel will be delivered to the trucks but there will be no fuel storage on the site.

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

There were no questions or comments.

Ms. Bagshaw made a motion to close the Public Hearing for SPR-3-2021, seconded by Ms. VanDermark

Roll Call Vote

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

Mr. Federman	Aye
Ms. Hernandez	Aye
Ms. Golden	Aye
Ms. Bagshaw	Aye Motion Approved.

Ms. Golden thanked everyone for participating in this Public Hearing.

Public Hearing Closed at 7:10 PM

Opening of Public Hearing 7:50 PM

Subdivision SUB-3-2020 Hidden River LLC, 401 Mossy Hill Road, Catskill.

Chairwoman Teresa Golden gave a brief overview to date on this request for a subdivision and then opened the Public Hearing for SUB-3-2020. The Public Hearing was published in the Catskill Daily Mail on September 8, 2020 and September 9, 2021

PLEASE TAKE NOTICE,
the Town of Catskill Planning Board will hold a public hearing in accordance with Town Law § 276 and the Town of Catskill Subdivision Regulations on September 14, 2021 at 7:50 PM at Robert C Antonelli Senior Center 15 Academy St. in the Town of Catskill, to consider a 2 lot minor subdivision of land located on 401 Mossy Hill Road, Catskill, proposed by Hidden River LLC. 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. Written and oral comments will be accepted until the close of the public hearing.

Sahar Cohen was present at tonight's meeting along with Charles Hotz, The applicant submitted revised plans indicating the removal of a shed.

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

There were no questions or comments.

Ms. Bagshaw made a motion to close the Public Hearing for SUB-3-2021, seconded by Ms. VanDermark

Roll Call Vote

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

Public Hearing Closed at 8:06PM

OLD BUSINESS:

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

Mr. Schwenzfeier read aloud part 2 of the EAF with all answers being no or small to moderate impact.

Mr. DeLuca made a motion to declare a negative declaration for SUB-8-2021, seconded by Ms. Bagshaw

Roll Call Vote

Mr. DeLuca	Aye
Mr. DiCaprio	Absent

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

-

Ms. VanDermark made a motion to accept the plans as final for SUB-8-2021, seconded by Ms. Bagshaw

Roll Call Vote

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

Ms. Bagshaw made a motion to accept the resolution approving SUB-8-2021, seconded by Mr. DeLuca

Roll Call Vote

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

Special Use Permit SUP-7-2021 14 Poney Lane LLC, 14 Poney Lane, Catskill.

Kevin Schwenzfeir read aloud the part 2 &3 of the SEQR with all answers being small to moderate impact except for (b) for land use.

Ms. VanDermark made a motion to declare a negative declaration for SUP-7-2021, seconded by Mr. Federman

Roll Call Vote

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

Ms. Golden reviewed the conditions of approval.

Ms. Bagshaw made a motion to accept the drawing and application as final, seconded by Mr. DeLuca

Roll Call Vote

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

Mr. DeLuca made a motion to approve SUP-7-2021, seconded by Ms. Bagshaw

Roll Call Vote

Mr. DeLuca Aye

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

Site Plan Review SPR- 3-2021 Reid Mower, 1696 High Falls Road, Catskill.

Mr. Schwenzfeier read aloud part 2 of the EAF with all answers being small or no impact.

Ms. Bagshaw made a motion to declare a negative declaration for SPR-3-2021, seconded by Mr. DeLuca

Roll Call Vote

Mr. DeLuca	Aye
Mr. DiCaprio	Absent
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 drawing and application as final, seconded by Ms. VanDermark

Roll Call Vote

Mr. DeLuca	Aye
Mr. DiCaprio	Absent
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-3-2021 with the condition that the applicant sign both authorization forms, seconded by Mr. DeLuca

Roll Call Vote

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

Subdivision SUB-3-2020 Hidden River LLC, 401 Mossy Hill Road, Catskill.

Mr. Schwenzfeier read aloud the part 2 of the EAF, with all answers being small to no impact.

Mr. Federman made a motion to declare a Negative Declaration for SUB-3-2020, seconded by Ms. Bagshaw

Roll Call Vote

Mr. DeLuca	Aye
Mr. DiCaprio	Absent
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 plat and application as final seconded by Ms. VanDermark

Roll Call Vote

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

The Board reviewed the resolution and conditions of approval with the applicant.

Ms. Bagshaw made a motion to accept the resolution approving SUB-3-2021, seconded by Mr. Federman

Roll Call Vote

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

Special Use permit SUP-10-2021 Stay Lokal Kabins 875 Rt. 23B, Leeds.

Ms. Golden stated the last time this application was before the Board was on August at which time the Board declared this project as an unlisted action, uncoordinated review and declare the Town of Catskill Planning Board as Lead agency. However since then the Town attorney has advised the Board that this project cannot move forward until the applicant obtains a variance from the Zoning Board since the project is requesting 31 cabins which is above the 20 room limit of the Town Code for a motel, and for setbacks that cannot be met.

Site Plan Review SPR-5-2021 Colman Storage 4524 Rt. 32 Catskill

Mr. Oumet was representing the applicant at tonight's meeting

Ms. Golden gave a brief overview on the project to date. Since the August 24,201 meeting the applicant has submitted revised plans. The plans indicate the lighting, lighting specs and the topographical lines. The plans also indicate a reconfiguration to the building and drive isle.

The Board reviewed the plans.

Mr. Federman asked if anyone will be accessing the southern side of the 50'x180 storage shed.

Mr. Oumet answered "No" due to the topography. He will submit a schematic drawing for the Public Hearing to show the access and traffic flow for the storage sheds.

Ms. Golden stated at this time there is no further action the Board can take on this project as there is a public hearing already scheduled for this project to be held on September 28, 2021 , and the Board is still waiting for the Greene Counties 269 Review

Subdivision SUB-3-2021 OHayon Catskill Holdings 1583 High Falls Road, Catskill.

Ms. Golden gave brief overview of the project to date.

Alton Mc Donald was representing this application at tonight's meeting .Since the last meeting with the Board on April 27, 2021 The applicant has submitted revised plans addressing the soil types and the septic plans , erosion control for construction, and proposed improvements to the road in order to make the road accessible for emergency vehicles , and a Full EAF.

Mr. McDonald stated a copy if the plans with the proposed road improvements was sent to the Town of Saugerties.

The Board reviewed the plans.

Ms. Golden stated there are three remaining items for this project including the archeological study requested by SHPO, the Road Maintenance Agreement, and the construction of the road to be signed off by the Town's engineer. The issue with the archeological study involves the Board deciding if the project can

move forward in the EAF review without SHPO approval at this time. There were no objections from the Board.

All Board members had reviewed part 2 of the EAF. Ms. Golden asked if any of the Board members had any questions or comments regarding the EAF.

Mr. Schwenzfeier read aloud part 3 of the EAF. The EAF was amended to include SHPO approval as a condition.

Ms. VanDermark made a motion to accept the application and plat as final, seconded by Ms. Bagshaw

Roll Call Vote

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

Ms. Bagshaw made a motion to declare a Negative Declaration for SUB-3-2021, seconded by Mr. Federman

Roll Call Vote

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

The Board reviewed the resolution with the applicant.

Mr. DeLuca made a motion to adopt the resolution approving SUB-3-2021, seconded by Mr. Federman

Roll Call Vote

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

NEW BUSINESS:

Subdivision SUB-12-2021 Martino 1474 High Falls Road, Catskill (Sketch Conference)

Nancy and Joseph Martino are requesting a 4 lot subdivision located at 1474 High Falls Road. The applicants were not present at tonight's meeting but were being represented by Alton McDonald from Santos Associates. The applicant is requesting the Subdivision of their 62 acre parcel into 3 3.300 acres parcels with a remaining 52.00 acre parcel. Currently the parcel has two single family dwellings on it which had been granted certificate of occupancies by the Town Code Enforcement Office back in the 1980. There is also a third structure not shown on the plans, on the parcel which was a mobile home, but it is now inhabitable and was abandoned and now is only used for storage. A small section of the parcel is on the Ulster County boundary line. The applicant has submitted an application EAF, and a set of plans.

Ms. Golden stated plans are required to show the setbacks, well and septic. The applicant will need to submit something in writing from the Town Highway Dept. for the curb cut. The Board is also waiting on SHPOs response

Mr. McDonald stated the site already has two curb cuts but he will contact the Towns Highway Superintendent for the third one, and he has already contacted SHPO and copied the Planning Board.

Ms. Bagshaw made a motion to declare the Town of Catskill Planning Board as the Lead Agency, for this unlisted action and uncoordinated review, seconded by Ms. Hernandez

Roll Call Vote

Mr. DeLuca	Aye
Mr. DiCaprio	Absent
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 for the well, septic, and zoning setbacks be added, and for SHPO approval, and wetlands seconded by Ms. Bagshaw

Roll Call Vote

Mr. DeLuca	Aye
Mr. DiCaprio	Absent
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 to be held on October 12, 2021 at 6:35 PM, seconded by Ms. VanDermark

Roll Call Vote

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

OTHER BUSINESS:

Goodell Sketch Conference 25 Hill Wood Lane, Catskill .

Mr. Goodell resides on Hillwood Lane . He would like to purchase the neighbors 4.7 acre parcel on 5 Mile Woods Road and then subdivide the parcel creating an approximately 2.5 acre parcel which would be across Hill Wood Lane from his residence or or possible convey the land from the original parcel to his parcel in order to ensure privacy . He would like to know from the Board if there would be any concerns creating parcel on Hill Wood Lane.

Ms. Golden stated Hillwood Lane is a preexisting private road and therefore the parcel could be subdivided as long as the road is emergency vehicle accessible , however it could not be conveyed in a lot line adjustment, because the request would not conform to any of the 5 reasons required for a lot improvement . If at some time the owner would like to combine the two parcels after the subdivision he would have to go the assessor's office for the combination of a tax lot.

Ms. Golden stated as a reminder the Board will be meeting on September 20,2021 to discuss changes to the Towns Code. The Town attorney has sent a copy of the suggested changes and she would recommend Board members take a look at them before the meeting

Meeting minutes for July 27, 2021 will have no action taken due to the Board not having a quorum on that meeting date.

Ms. Bagshaw made a motion to approve the meeting minutes of August 10, 2021as amended, seconded by Mr. DeLuca

Roll Call Vote

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

Ms. Golden Aye
Ms. Bagshaw Aye Motion Approved.

Ms. Bagshaw made a motion to adjourn, seconded by Ms. VanDermark

Planning Board meeting ended at 8:35 PM

Respectfully Submitted,

Patricia Case-Keel
Planning Board Secretary

Approved as amended 10/26/2021

