# Town of Catskill Planning Board

Planning Board Meeting

September 27, 2022 6:30 PM

Town Hall 439 Main St. Catskill

**Present:** Chairwoman-Teresa Golden, Vice Chairman- Larry Federman (Zoom- Media) William DeLuca, Bridgett Hernandez (Zoom- Media), Brittany Williams, Jay Lesenger (Alternate member), Secretary Patricia Case-Keel.

**Absent:** Angelo DiCaprio.

**Also Present**: Jesse Fraine (Delaware Engineering) Zoom- Media, Ted Hilscher (Town Attorney)

Jay Lesenger will be voting at tonight’s meeting in place of Heather Bagshaw who resigned from the Planning Board.

Chairwoman Teresa Golden opened the meeting with the Pledge of Allegiance to the flag.

Ms. Golden gave a few opening remarks for tonight’s meeting. The Planning Board’s next regularly scheduled meetings will be October 11, 2022 and October 25, 2022. For applications requiring a 239 Review, the Greene County Planning Board’s next scheduled meeting will be held on October 19, 2022 and any application requiring a 239 Review must submit all required materials including full size drawings 12 days prior to their scheduled meetings.

During the public meetings, the Board respectfully asks that all public comment speakers give their name, address, and organization (if any) and limit your remarks to three minutes if possible and keep true to the purpose of the public hearing. Remarks should be addressed to the entire Planning Board and not to any specific member. Speakers should present their remarks in a courteous manner and observe accepted rules of decorum, dignity and good taste and may not make personal comments unrelated to the public meeting agenda about public officials, town residents, or other members of the public. 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. Thank you.

**NEW BUSINESS:**

**Subdivision SUB-16-2022 Reynolds 20 Reynolds Road, Catskill.**

Charles Holtz was representing the applicant at tonight’s meeting. The applicant is requesting the subdivision in order to subdivide a 6.56 acre parcel into a 3.46 acre parcel and a 3.10 acre parcel. The applicant submitted an application EAF and plat, and a “No Effect notice” from SHPO

The Board reviewed the plans.

Mr. DeLuca made a motion to declare the Town of Catskill as Lead Agency for this unlisted and uncoordinated review, seconded by Mr. Federman

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw) Motion Approved.

Mr. Lesenger made a motion to accept the plat and application as preliminary with the condition for the application fee to be paid and verification for Delaware Engineering for the soil types, seconded by Ms. Hernandez

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw) Motion Approved.

Mr. Lesenger made a motion to schedule a Public Hearing for this application to be held on October

25, 2022 at 6:35PM, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw) Motion Approved.

Ms. Golden stated the applicant is required to obtain approval from the County Highway Department for the curb cut, and any approvals for this application will be condition for tree cut since the EAF indicates the Long Eared Bat as potentially inhabiting the site.

**Lot Line Adjustment SUB-17-2022 James Bulich 2395 Old Kings Road.**

Dan McCarthy from Praterious and Conrad, was representing the applicant at tonight’s meeting . The applicant is requesting a Lot line adjustment in order to convey and shift an existing tax lot (16) consisting of 2.422 acres within a second tax lot (17) consisting of 127.17 acres, and creating a 1.5 acre parcel and leaving a remaining 128.07 acre parcel. The applicant has submitted an application, and EAF and copy of deeds.

The Board reviewed the plans.

Ms. Golden stated the Board may want clarification to the ownership of the second parcel. The County Road must be identified on the plans, and the note on the plans must be amended to indicate the Town’s Code 140-16.

Mr. Lesenger made a motion to approve SUB-17-2022 with the required amendments, seconded by Ms. Williams

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw) Motion Approved.

**Special Use Permit SUP-4-2022 Chet Garrison 91 Falling Waters, Palenville.**

Loreen Harvey from Kasselman Solar was representing the applicant at tonight’s meeting. Mr. Garrison was also present. The applicant is requesting a 20 kw ground mounted solar array for his residence located at 91 Falling waters. The applicant submitted an application 2 EAF in response to two parcels recently being combined, and a decommission plan.

The Board reviewed the plans.

Ms. Golden stated the Town does not require performance guarantee for roof mounted solar arrays for residential use; however, the Town did not address ground mounted solar arrays.

Mr. Hilscher stated he will advise the Town Board on this matter, and possible the Town Code could be amended to include residential ground mounted solar arrays.

Ms. Golden stated the applicant has submitted two addresses, but the applicant is calling out Falling Waters and Rabbit Lane.

Ms. Harvey answered the correct address is 91 Falling Waters.

Plans must show setbacks and all of the structures on the parcel and must be signed by a licensed engineer, decommissioning plan and application must be amended to indicate correct acreage address and kw, No Effect notice from SHPO, correspondence from the Town Board indicating ground mounted solar arrays do not require a performance guarantee.

Mr. Lesenger asked if there is an emergency access to the solar arrays from 91 Falling waters.

Mr. Garrison answered “Yes”.

Mr. DeLuca made a motion to declare the Town of Catskill as Lead Agency for this unlisted uncoordinated review, seconded by Mr. Lesenger

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw) Motion Approved.

Ms. Golden stated when the applicant submits all of the required material the Planning Board will accept the plans and forward them to the County for a 239 Review.

**Sketch Conference Sheerin Subdivision 1114 Main Street, Leeds.**

Elliot Fishman from Santos Associates was representing the applicant at tonight’s meeting. Mr. Sheerin was also present. The applicant is requesting a major 9 lot subdivision of his 13. 674 acre parcel. The site has service from the village water and sewer .The applicant submitted an application and a sketch plan.

The Board discussed the definition of flag lots and the applicants proposed 50’ frontage.

Ms. Golden stated Town Code 140-18(13) (C) prohibits adjoining flag lots.

Board discussed alternate layout.

Mr. Hilscher stated neighbors to the parcel residing in the Town of Athens will have to be notified if a Public Hearing is scheduled. Access to the proposed 9th lot will involve a gore, and he will look into the matter.

Ms. Golden stated this project will require a waiver for private road over 800’, copy of deeds, application will require a designated common open space or a fee in lieu of the open space 140-18 (D), waiver for RMA in place of a HOA, sketch must identify natural features and structures IAW 140-12(B).This project will also be reviewed as a coordinated review, and will involve SHPO. The applicant will also be required to set up an escrow account with the Towns engineer.

**OLD BUSINESS:**

**Subdivision SUB-3-2022 Catskill Golf Course 27 Brooks Lane Catskill.**

Ms. Golden stated On April 12, 2022 the Planning Board had granted an approval for a 3 lot subdivision for Mr. Vipler with the condition that a water district be established for this project . ~~The applicant had come back to the Board on September 19, 2022 requesting an extension for the approval~~, and the Board granted the extension. The applicant is has requesting anextension.

Mr. Lessenger made a motion to extend the approval for SUB-3-2022 for a 180 day extension, seconded by Mr. DeLuca

**Roll Call Vote**

Mr. DeLuca Aye

Mr. DiCaprio Absent

Mr. Federman Aye

Ms. Hernandez Aye

Ms. Golden Aye

Brittany Williams Absent

Jay Lesenger Aye (Voting in place of Heather Bagshaw) Motion Approved.

**Ms. Golden stated**

**OTHER BUSINESS:**

**Board discusses revisions to Town’s Code.**

Mr. Hilscher stated he will send the revision to all of the Board members

**Mandatory Harassment Training.**

Mrs. Keel stated all of the Board members are requires having Harassment Training. If any of the members have obtained training somewhere else they can submit their certification in place of having to take the training again.

Planning Board September 13, 2022 meeting minutes were tabled

Mr. Lesenger made a motion to close tonight’s meeting, seconded by Mr. DeLuca

Planning Board meeting ended at 8:27 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Amended 11/8/2022