

Town of Catskill Planning Board

Planning Board Meeting

August 13, 2019 7:00 PM

Catskill Town Hall

Present: Chairman-Joe Izzo, Reid Mower, Charles Holtz, Vice Chair- Larry Federman, Teresa Golden, Tom Decker, Bridgett Hernandez Secretary Patricia Case-Keel.

Absent: All Present.

Also Present: Michel Smith (Town of Catskill Attorney) Elliot Fishman (Town of Catskill C.E.O.) Kevin Schwenzfeier (Delaware Engineering).

Chairman Joe Izzo opened the meeting with the Pledge of Allegiance to the flag.

NEW BUSINESS:

Special Meeting #1 starting at 7:00 PM

Subdivision SUB-4-2019 Menelaos & Rinaldi 173-175 Cairo Junction Rd. Catskill.

Charles Holtz recused himself from the review of SUB-4-2019

Mr. Izzo read aloud the EAF forms part 1 & part 2.

The Board discussed the factors on the EAF form Part 2 for Mr. Menelaos & Mr. Rinaldi SUB- 4-2019.

Ms. Golden made a motion to accept this SEQR Negative Declaration for Mr. Menelaos & Mr. Rinaldi SUB- 4-2019., seconded by Mr. Federman.

6 Ayes, 0 Nays, 0 Absent, 1 Abstention Motion Carried.

Opening of Public Hearing at 7:10 p.m.

Public Hearing Opens Subdivision SUB-4-2019 Menelaos & Rinaldi 173-175 Cairo Junction Rd.

Chairman Joe Izzo opened the Public Hearing for Special Use Permit SUB-4-2019 Menelaos & Rinaldi Cairo Junction Rd., Catskill. The Notice of Public Hearing was published in the Daily Mail on July 3, 2019 and July 5, 2019.

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 August 13, 2019 at 7:10 PM at Town Hall, 439-441 Main Street in the Town of Catskill, to consider a two lot minor subdivision of land located on 173-175 Cairo Junction Rd., Catskill, proposed by Jason Menelaos & Brian Rinaldi. Written and oral comments will be accepted until the close of the public hearing.

Mr. Izzo asked three times if there were any questions or comments regarding SUB-4-2019.

There was no question or comments.

Ms. Golden made a motion to close the Public Hearing for SUB-4-2019, seconded by Mr. Mower.

Public Hearing closed at 7:16 P.M.

Subdivision SUB-4-2019 Menelaos & Rinaldi 173-175 Cairo Junction Rd.

The Board reviewed the plans.

Mr. Izzo stated it will be required for the Town Highway Superintendent to approve the private road.

Mr. Fishman stated the applicant should clarify the matter regarding where the lands for accessing the private and the encroachment on the neighboring parcel. Also the plans must indicate where the cul-de-sac will be paved.

Mr. Holtz stated he will revise the plans in order to address the cul-de-sac and the access for the parcel.

Mr. Izzo stated the Board will reschedule this project for the August 27, 2019 meeting.

Lot Line Adjustment SUB-8-2019 Desrocher & Richards 753 Vedder Rd. Catskill.

The applicant was being represented at tonight's meeting by Martin Schmidt from Kaaterskill Associates. The applicant is requesting a lot line adjustment in order to address the second lot having access to a driveway and also to a spring. The applicant has submitted an application and a survey.

The Board reviewed the plans.

Mr. Holtz stated the plans must show the entire second parcel, and the plans should indicate the lot line to be removed.

Mr. Izzo stated the applicant must submit a letter indicating the reason for requesting the lot line adjustment. This application will be rescheduled for the August 27, 2019 meeting.

Special Use Permit SUP-1-2018 Catskill Golf Resort 37 Brooks Lane, Catskill.

Charles Holtz recused himself from the review of SUP-1-2018.

Mr. Izzo read aloud a letter submitted by the Catskill Fire Department requesting the relocation of a fire hydrant on the site of SUP-1-2018.

Ms. Golden stated the Board could place a condition on the special use permit regarding the parking lot and also landscape screening.

Discussion ensued.

Mr. Schwenzfeier stated the proposed resort falls under a special use permit review, the existing facility on the site would fall under a site plan review. The Board cannot add conditions to the existing facilities on the site.

Mr. Izzo read aloud a resolution approving SUP-1-2018 and also identified the Planning Boards required conditions for approval.

Mr. Mower made a motion to adopt the resolution for SUP-1-2018, seconded by Mr. Decker

Roll Call Vote:

Mr. Federman- Aye
Mr. Mower - Aye
Mr. Decker- Aye
Mr. Izzo- Aye
Ms. Golden- Aye
Ms. Hernandez- Aye
Mr. Holtz – Abstained Motion Carried.

OTHER BUSINESS:

The Board discussed revision to By-Laws.

Mr. Smith stated the Board must decide if alternates will hold a term for two years or three years.

Mr. Izzo stated he had noticed there are two section addressing public hearings.

Mr. Smith stated he will amend those sections.

Mr. Izzo made a motion to approve the meeting minutes of July 9th 2019 and July 23, 2019 as amended, seconded by Ms. Golden.

Mr. Izzo made a motion to adjourn

Planning Board meeting ended at 8:40 PM

Respectfully Submitted,

Patricia Case-Keel
Planning Board Secretary

Approved as Written 8/27/2019

