

Town of Catskill Planning Board

Planning Board Meeting

October 8, 2019 7:00 PM

Catskill Town Hall

Present: Chairman-Joe Izzo, Reid Mower, Charles Holtz, Teresa Golden, Tom Decker, Secretary Patricia Case-Keel.

Absent: Vice Chair- Larry Federman, Bridgett Hernandez.

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.

OLD BUSINESS:

Subdivision SUB-9-2019 William Monteverde Cairo Junction Rd., Catskill.

William Monteverde was present at this night's meeting. The applicant has submitted the three waiver requests. The applicant showed a survey demonstrating where the proposed private road accesses onto Cairo Junction Rd.

Mr. Holtz stated a private road must be 50' wide in accordance with the Towns code.

Mr. Izzo stated the project will require a lot line adjustment and this would have to be approved before a subdivision could be considered.

Mr. Fishman stated the requirement for 50' right of way for a private road is based on the need for drainage and ditches. The Town of Catskill Highway Superintendent has inspected the proposed road and has indicated it appears to be acceptable.

The Board discussed the possibility if the applicant were to submit a waiver request for relief of the 50' wide right of way for a private road.

Ms. Golden made a motion to schedule a Public Hearing on 4 waiver request for the cul-de-sac, shared driveway, the relief of the 50' right of way for a private road, and the road maintenance agreement, to be held on October 22, 2019 seconded by Mr. Izzo

5 Ayes, 0 Nays, 2 Absent, Motion Carried.

Mr. Izzo thanked the applicants.

Special Use Permit SUP-10-2019 North Catskill Grid Support Center 7965 Rt. 9W, Catskill.

Erin Hazen from GLIDEPATH was representing SUP-10-2019 at tonight's meeting. The applicant has submitted updates for the project, the decommissioning bond, how weed control would be addressed, the specifics for the bio-retention pond and spill containment, and the none compliance test results.

Ms. Hazen stated building this site with a concrete mote will make the operation of the site complicated.

Ms. Golden stated there is a concern regarding the retention ponds leaching pollutants even though the clay could help.

Ms. Hazen state she will look into the mater.

Mr. Schwenzfeier stated the ponds are on impervious land of the lands with gravel.

Mr. Decker asked how deep the ponds will be.

Mr. Schwenzfeier answered 6' deep.

Ms. Hazen stated she will get back to the Board regarding the concern for the retention ponds leaching out .

Ms. Hazen stated the fire suppression system has 20lbs of fire suppression powder and it is approved or mariane use and is not ecologically damaging , and it will be vented into the air. Even if the material were to get into the ground it would be deluted to single digit, parts to a billion, with ten minutes of firefighting water .

Mr. Decker asked if Delaware Engineering will be preforming a hazop.

Ms. Hazen stated the containers are URL approved.

Mr. Schwenzfeier stated as part of the review Delaware Engineering has had a electrical engineer review the project.

Ms. Hazen stated she will submit a 3rd party engineer report.

Mr. Izzo thanked the applicant and reminded everyone attending that the Board will be holding a Public Hearing for SUP-10-2019 on October 22, 2019.

NEW BUSINESS:

Lot Line Adjustment SUB-11-2019 William Ottinger 37 Vosenkill Rd. Catskill.

William Ottinger was in attendance at this night's meeting. The applicant is requesting a lot line adjustment for a parcel which had been combined for tax purposes and now they are requesting to re instate the boundary lines but are adjusting the boundary lines in order to address the access for the first parcel .The applicant has submitted an application and a survey of the two parcels.

Mr. Mower made a motion to approve SUB-11-2019 seconded by Mr. Decker

Mr. Holtz stated the boundary lines on the survey at the back of the parcel will need to be revised.

5 Ayes, 0 Nays, 2 Absent, Motion Carried.

Subdivision SUB-10-2019 William Xedis Castle Road, Catskill.

No one representing SUB-10-2019 was present at this nights meeting.

Specila Use Permit SUP-2- 2019 DAYE Investments LLC 4880 Rt 32 Catskill.

No one representing SUP-2-2019 was present at tonight's meeting.

Mr. Fishman stated he had spoken with the applicant .The applicant is requesting a Hello Panda Bear light show. The applicant has indicated the festival will not fall under a mass gather and there will be less than 1000 persons and the number of attendee's will be controlled by the number of tickets sold. He is requesting the Board review the proposed festival as a site plan review and then the Board can review parking, flow of traffic, and emergency vehicle access. Also there is a bridge on the site for pedestrians to cross over, and this should be evaluated as well. The project could be considered a cultural facility which would require a site plan review or it could fall under a wholesale business and then it would require a special use permit.

Mr. Izzo stated the Planning Board does not have any purview over crowd control.

Discussion ensued.

Mr. Izzo stated the Board will send the applicant a letter. This project must meet the requirements of Town Code 160-14 as well as any requirements from the Department of Health.

OTHER BUSINESS:

Mr. Mr. Izzo made a motion to approve the meeting minutes of October 8, 2019 as amended, seconded by Ms. Golden

4 Ayes, 0 Nays, 2 Absent, Motion Carried.

Mr. Izzo made ambition to adjourn

Planning Board meeting ended at 8:25 PM

Respectfully Submitted,

Patricia Case-Keel

Planning Board Secretary

Approved as Written 11/12/2019

