Public Hearing LL 2-2023 Amending the Code of the Town of Catskill

Catskill Town Hall

February 15, 2023 6:21 PM

PRESENT: Dale Finch, Supervisor

Jared Giordiano, Councilman

Patrick McCulloch, Councilman

Paul Vosburgh, Councilman

Also Attending: Ted Hilscher, Town Attorney

Supervisor Finch asked the clerk to read the notice.

PLEASE TAKE NOTICE, the Catskill Town Board will hold a public hearing for Local Law 2 of 2023 Amending the Code of the Town of Catskill on Wednesday, February 15, 2023 at 6:20 PM at Catskill Town Hall, 439 Main Street, Catskill, NY. Proposed changes to the Town Code include changes to the Planning Board, Solar Energy Use, Subdivision and Zoning Chapters. New chapters on Battery Storage Facilities and Solar Energy PILOT Agreements are proposed. Changes to the Zoning Map adjacent to the Thruway Exchange in Leeds are proposed. Proposed Amendments to the Code are town wide and apply in all zones. The Board will welcome public comment at that time and in writing. The proposed Code Amendments are available for review on the town website and at the Town Clerk’s Office, 439 Main Street, Catskill NY. By Order of the Catskill Town Board, Elizabeth Izzo, Town Clerk.

Supervisor Finch stated there are six different categories and started with the zoning changes and asked if there was any public comment or concerns.

Allyson Phillips, representing David Vipler, commented on the zoning law revision and the subdivision regulations in reference to her client’s pending project. The first dealt with the conditional approval timeline as usually there are other entities involved who need to give approval and receiving notice of approval from those entities can exceed the town’s limitations. She proposes the board amend the section to be in line with state law.

In regards to the zoning law, they filed an application to amend the subdivision to allow land underneath the duplex be split to allow for two separate tax parcels. Supervisor Finch spoke about the definition of a townhouse as well as utilizing PUD’s down the road. Ms. Phillips spoke about how a PUD may not fit in a small scale development. She then stated the yard setback amendment, if changed, the project would no longer be compliant. She is requesting consideration of adding back the minimum lot size or a provision it would not apply to pending applications. Supervisor Finch stated the board does not anticipate voting on the local law tonight. He asked if there were any other comments.

Gary Harvey thanked the board for looking at the code and the proposed changes and the need for the town to be more business, tourism, and affordable housing friendly. He would like the zoning map changed to designate State Highway 23, north of the town and the Old Route 23B, designated as highway commercial. It has historically been commercial property. In regard to tourism, the adage is Gateway to the Catskills but he stated there is no place for tourists to stay and would like the board to look at adding hotels. With affordable housing, he stated we need to be able to keep young and older residents here. He stated we need to review the comprehensive plan and he is willing to sit on a committee to do such. Supervisor Finch thanked him for his comments.

Chuck Holtz broached his concerns over the adjacent property notification being increased from 300 feet to 500 feet and why so. He stated adding 500 feet for notices would double the cost for postage. He is asking the board to reduce to only adjacent owner notices. Supervisor Finch agreed with dense areas of the town, like Jefferson Heights, and a lot more property owners, cost would be high however in rural areas, potentially there is not enough notice.

Mr. Holtz stated a subdivision in Palenville he is working on costs $180 for notices. He wishes the Planning Board to make the decision and would like the return receipt eliminated.

David Vipler emphasized Mr. Holtz’s comments. Gary Harvey also reiterated what Mr. Holtz’s comments.

Supervisor Finch asked if there was any further comment. With none being heard Councilman Giordiano made a motion to adjourn the public hearing with Councilman McCulloch seconding. The public hearing will remain open.

Respectfully submitted,

Elizabeth Izzo

Town Clerk