

**Town of Catskill Zoning Board of Appeals  
Monthly Meeting**

December 1, 2021 6:00PM  
439 Main St. Catskill

**Present:**, Chairman- Gary Harvey Marybeth Lange, Margie Garafalo, Lee Heim., Albert Gasparini ( alternate member) Patricia Case-Keel- Zoning Board Secretary.

**Absent :** Ben Decker

<b>Chairman- Gary Harvey</b>	<b>Present</b>	
<b>Ben Decker</b>	<b>Absent</b>	
<b>Mary Beth Lange</b>	<b>Present</b>	
<b>Margie Garafalo</b>	<b>Present</b>	
<b>Lee Heim</b>	<b>Present</b>	
<b>Alber Gasparini</b>	<b>Present</b>	<b>Motion approved.</b>

*Meeting minutes of October 27, 2021 meeting were tabled.*

**Continuation of Public Hearing 6:05 PM**

**Area Variance V-13-2021 Tim Jones 856 Rt. 23 A , Catskill.**

Mr. Jones was present at tonight's meeting. A public Hearing had been open for this Variance at the Zoning Boards October 27, 2021 Meeting , but the Board had requested a copy of the deed with proof of the deed having been recorded with the County in order satisfy the recommendation made by the County Planning Board.

Mr. Jones stated his attorney had indicated the deed had been filed but he has not received a copy at this time.

Mr. Harvey asked three times if there were any questions or comments regarding V-13-2021.

There were no questions or comments.

Ms. Garafalo made a motion to close the Public Hearing for V-13-2021, seconded by Ms. Lange

**Roll Cal Vote:**

<b>Chairman- Gary Harvey</b>	<b>Aye</b>	
<b>Ben Decker</b>	<b>Absent</b>	
<b>Mary Beth Lange</b>	<b>Aye</b>	
<b>Margie Garafalo</b>	<b>Aye</b>	
<b>Lee Heim</b>	<b>Aye</b>	<b>Motion approved.</b>

**Public Hearing Closed at 6:07 PM**

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### **Public hearing Opens 6:10 PM**

#### **Area Variance V-14-2021 Kevin Amana & Natasha Witke 130 Bogart Road, Catskill**

Chairman Gary Harvey opened the Public Hearing for Area Variance V-14-2021 Kevin Amana & Natashe Witke 130 Bogart Road Catskill . The Notice of Public Hearing was published in the Daily Mail on November 24, 2021 and November 26, 2021.

There was no one representing V-14-2021

### **NOTICE OF PUBLIC HEARING**

The Town of Catskill Zoning Board of Appeals will hold a Public Hearing pursuant to Article 160-10 of the Town of Catskill Zoning Laws to allow Construction of a deck I, on lands owned by Kevin Amanna& Natasha Witke located at 130 Bogart Road Catskill. Application Area Variance V-14-2021 Tax Map # 184.15-1-14 The Public Hearing will be held on the 1<sup>st</sup> day of December ,2021 At 6:10 PM, at the Town Hall located at 439-441 Main Street, Catskill, NY. to allow public comment on the application .The above application is open for inspection at the Office of the Zoning Board of Appeals located at 439 Main Street, Catskill, New York between the hours of 10:00 a.m. and 2:00 p.m., or by appointment. The public is also welcomed to attend the Public Hearing through digital Zoom platform . Detailed information for the Zoom platform will be posted on the Zoning Board meeting agenda on the Town website By order of Gary Harvey Chairman, Zoning Board of Appeals, Town of Catskill

Mr. Harvey asked if there were any questions or comments regarding V-14-2021.

There were no questions or comments.

Mr. Harvey stated since the applicant is not present for this public hearing the Board will continue the Public Hearing for the zoning Board December 29, 2021 meeting.

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### **Public hearing Opens 6:20 PM**

#### **Area Variance V-15-2021 Bruce Karpati 1998 High Falls Road, Catskill**

Chairman Gary Harvey stated the Zoning Board has received correspondence from the applicants engineer indicating the applicant would like to withdraw V-15-2021.However the Board will request that the applicant submit correspond to formally withdraw the application. Since the Public Hearing was schedule to Board will move forward with the Public Hearing,. Chairman Gary Harvey opened the Public Hearing for Area Variance V-15-2021 Bruce Karpati 1998 High Falls Road, Catskill . The Notice of Public Hearing was published in the Daily Mail on November 24, 2021 and November 26, 2021.

### NOTICE OF PUBLIC HEARING

The Town of Catskill Zoning Board of Appeals will hold a Public Hearing pursuant to Article 160-10 of the Town of Catskill Zoning Laws to allow Construction of a deck and pool house and placement of a pool, on lands owned by Bruce Karpati & Allison Gault located at 1998 High Falls Road Catskill. Application Area Variance V-15-2021 Tax Map # 186.00-4-24 The Public Hearing will be held on the 1<sup>st</sup> day of December ,2021 At 6:20 PM, at the Town Hall located at 439-441 Main Street, Catskill, NY. to allow public comment on the application .The above application is open for inspection at the Office of the Zoning Board of Appeals located at 439 Main Street, Catskill, New York between the hours of 10:00 a.m. and 2:00 p.m., or by appointment. The public is also welcomed to attend the Public Hearing through digital Zoom platform . Detailed information for the Zoom platform will be posted on the Zoning Board meeting agenda on the Town website By order of Gary Harvey Chairman, Zoning Board of Appeals, Town of Catskill.

Mr. Harvey asked if there were any questions or comments regarding V-15-2021.

Ton Constanza resides on High Falls Road . Mr. Constanza stated he wanted to make sure this application would not be approved and that it will be withdrawn.

Mr. Harvey stated the Board considers the application as rescinded but will requires something in writing form the applicant for the application files.

Ms. Lange made a motion to close the Public Hearing for V-15-2021, seconded by Mr. Heim

#### Roll Cal Vote:

<b>Chairman- Gary Harvey</b>	<b>Aye</b>	
<b>Ben Decker</b>	<b>Absent</b>	
<b>Mary Beth Lange</b>	<b>Aye</b>	
<b>Margie Garafalo</b>	<b>Aye</b>	
<b>Lee Heim</b>	<b>Aye</b>	<b>Motion approved.</b>

**Public Hearing closed at 6:30 PM**

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## **OLD BUSINESS:**

### **Area Variance V-13-2021 Tim Jones 856 Rt. 23 A, Catskill.**

The Board reviewed the Findings & Decision for V-13-2021 with all answered being "No" with the exception of the request being substantial, and the answer is "Yes".

Mrs. Garafalo made a motion to approve V-13-2021, with the condition for the applicant to submit a copy of the deed with proof of being recorded with the County, seconded by Mr. Heim

#### **Roll Call Vote:**

<b>Ben Decker</b>	<b>Absent</b>
<b>Mary Beth Lange</b>	<b>Aye</b>
<b>Chairman- Gary Harvey</b>	<b>Aye</b>
<b>Margie Garafalo</b>	<b>Aye</b>
<b>Lee Heim</b>	<b>Aye Motion approved.</b>

## **NEW BUSINESS:**

### **Area Variance V-16-2021 Stay Lokal Rt. 23B, Catskill.**

Chad Ludmen is the applicant for V-16-2021, and was present at tonight's meeting along with Caryn Mlodzianowski who is an engineer from Bohler Engineering and Alex Betke who is an attorney from Brown / Weinraub. The applicant is requesting this area variance for the revitalization of what was known as Astoria Motor Court. The applicant had been before the Planning Board for a site plan review and special use permit but was referred to the Zoning Board, since the business model will not be offering any free meals the project does not fall under the definition of a resort according to the Town Code, but does fall under the definition of a motel however the project consist of building additional cabins bringing the total number of cabins to 31 and the Town definition for motel only allows for 20 units . The applicant has submitted an application and site plan

Ms. Mlodzianowsky gave a brief overview of the proposed project The site consist of 18 ½ acres The project will consist of the demolishing of the exiting house with the intention of reconstructing a 3 story building to be used as a restaurant, bar, office and hotel in addition the site will have a pool and sauna . The project will also consist of 31 proposed cabins with walking trails throughout the site. The site will be serviced by the Towns Water and sewer The site will also incorporate solar panels in an attempt to keep the facility as carbon neutral as possible.

The Board reviewed the plans.

Mr. Harvey asked what the estimated time for the renovation to begin is.

Mr. Ludmen answered at this time they are waiting on SHPO to conduct an archeological survey.

Mr. Heim asked if there is currently a restaurant on the site and when was the site last in operation.

Mr. Betke answered the site has not been in use for a couple of years.

Mr. Harvey stated because the site is within 500' of Route 23 the project will have to be sent to the County for a 239 Review. The Board will schedule a Public Hearing to be held December 29, 2021 at 6:10 PM.

**OTHER BUSINESS:**

Mr. Harvey stated the Planning Board will be holding another meeting for the proposed amendments of the Town's Zoning Code on December 7, 2021.

***Ms. Lange made a motion to adjourn, seconded by Ms. Garafalo***

***Meeting Adjourned at 8:04 P.M.***

***Sincerely***

***Patricia Case –Keel  
Zoning Board Secretary***

***Approved as Amended 12/29/21***

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