# Town of Catskill Zoning Board of Appeals

**Monthly Meeting**

June 22, 2022 6:00PM

439 Main St. Catskill

**Present:**, Chairman- Gary Harvey , Marybeth Lange , Lee Heim., Margie Garafalo, Patricia Case-Keel- Zoning Board Secretary.

**Absent:** Vice Chairman-Ben Decker, Albert Gasparini (alternate member) .

Mr. Harvey stated that Mr. Gasparini would be voting in place of Board Member Ben Decker

**Roll Call Vote:**

***Chairman- Gary Harvey Present***

***Ben Decker Absent***

***Mary Beth Lange Present***

***Margie Garafalo Present***

***Lee Heim Present***

***Albert Gasparini Absent***

*Ms. Garafalo made a motion to approve the meeting minutes of April 27, 2022 meeting, seconded by Ms. Lange .*

**Roll Call Vote:**

***Chairman- Gary Harvey Aye***

***Ben Decker Absent***

***Mary Beth Lange Aye***

***Margie Garafalo Aye***

***Lee Heim Aye***

***Albert Gasparini Absent Motion approved.***

*Ms. Garafalo made a motion to approve the meeting minutes of May 25, 2022 meeting as amended, seconded by Ms. Lange.*

**Roll Call Vote:**

***Chairman- Gary Harvey Aye***

***Ben Decker Absent***

***Mary Beth Lange Aye***

***Margie Garafalo Aye***

***Lee Heim Aye***

***Albert Gasparini Absent Motion approved.***

**OPENING OF PUBLIC HEARING 6:05 pm**

**Area Variance V-1-2022 Beth Darragh 817 West Main St. Catskill .**

Chairman Gary Harvey opened the Public Hearing for Area Variance V-1-2022 Beth Darragh . The Notice of Public Hearing was published in the Daily Mail on June 16, 2022 and June 17, 2022

**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 garage on lands owned by Beth Darragh located at 817 West Main St., Catskill. Application Area Variance V-1-2022 Tax Map # 155.00-7-11 The Public Hearing will be held on the 22 day of June 2022 At 6:05 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

The applicant submitted the green cards form the certified mailing.

The Board members had conducted a site visit.

Mr. Harvey asked 3 times if anyone present or attending Zoom media, has any questions or comments regarding V-1-2022.

There were no questions or comments,

Ms. Lange made a motion to close the Public Hearing for V-1-2022, seconded by Ms. Garafalo..

**Roll Call Vote:**

***Chairman- Gary Harvey Aye***

***Ben Decker Absent***

***Mary Beth Lange Aye***

***Margie Garafalo Aye***

***Lee Heim Aye***

***Albert Gasparini Absent Motion approved.***

***Public Hearing closed 6:06 PM***

**OPENING OF PUBLIC HEARING 6:10 pm**

**Area Variance V-3-2022 Michael OBrien 1 Ivy Terrace , Catskill**

Chairman Gary Harvey opened the Public Hearing for Area Variance V-3-2022 Michael Obrien . The Notice of Public Hearing was published in the Daily Mail on June 16, 2022 and June 17, 2022

**NOTICE OF PUBLIC HEARING**

The Town of Catskill Zoning Board of Appeals will hold a Public Hearing

pursuant to Article 160-12 of the Town of Catskill Zoning Laws to allow

Placement of Pool on lands owned by Michael O Brien located at 1 Ivy Terrace., Catskill. Application Area Variance V-3-2022 Tax Map # 155.08-2-2 The Public Hearing will be held on the 22 day of June 2022 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

The applicant submitted the green cards form the certified mailing.

The Board members had conducted a site visit.

Mr. Harvey asked 3 times if anyone present or attending Zoom media, has any questions or comments regarding V-3-2022.

Mr. Harvey stated for the record the Board had received a letter dated June 14, 2022 form Chris Munnelly Who resides at 260 Jefferson Heights . Mr. Harvey read the letter aloud.

Ms. Lange made a motion to close the Public Hearing for V-1-2022, seconded by Ms. Garafalo..

**Roll Call Vote:**

***Chairman- Gary Harvey Aye***

***Ben Decker Absent***

***Mary Beth Lange Aye***

***Margie Garafalo Aye***

***Lee Heim Aye***

***Albert Gasparini Absent Motion approved.***

***Public Hearing closed 6:11 PM***

**OLD BUSINESS:**

**Area Variance V-1-2022 Beth Darragh 817 West Main St. Catskill .**

The Board reviewed the Findings & Decision for V-1-2022 with all answers being “No” except question # 3 indicating request for a Variance was substantial.

Mr. Heim made a motion to approve V-1-2022, seconded by Ms. Lange

**Roll Call Vote:**

***Chairman- Gary Harvey Aye***

***Ben Decker Absent***

***Mary Beth Lange Aye***

***Margie Garafalo Aye***

***Lee Heim Aye***

***Albert Gasparini Absent Motion approved.***

**Area Variance V-3-2022 Michael OBrien 1 Ivy Terrace , Catskill**

The Board reviewed the Findings & Decision for V-3-2022 with all answers being “No” except question # 3 indicating request for a Variance was substantial.

Mr. Heim made a motion to approve V-3-2022, seconded by Ms. Lange

**Roll Call Vote:**

***Chairman- Gary Harvey Aye***

***Ben Decker Absent***

***Mary Beth Lange Aye***

***Margie Garafalo Aye***

***Lee Heim Aye***

***Albert Gasparini Absent Motion approved.***

**NEW BUSINESS:**

**Area Variance V-2-2022 Michael Ellis 210 Jefferson Heights ,Catskill**

There was no one representing V-2-2022 at tonight s meeting.

. **Area Variance V-4-2022** **Michael & Rene Rodriguez 586 High Falls Road**

Michael and Rene Rodriguez were present at tonight’s meeting. The applicant is requesting a 92.1 ‘rear setback for an addition to their house. The applicant submitted an application and plans.

The Board reviewed the plans.

Mr. Harvey stated the Board will ask the Code Enforcement Officer for clarification as to whether or not the overhang from the roof should be considered in this Variance request.

Mr. Harvey stated the Board will schedule a Public Hearing for V-4-2022 to be held on July 27, 2022 at 6:05 PM

**OTHER BUSINESS:**

Mrs.Garafalo made a motion to adjourn, seconded by Mr.Heim

***Meeting Adjourned at 6:57 P.M.***

***Sincerely***

***Patricia Case –Keel***

***Zoning Board Secretary***

***Approved as Written 7/27/22***

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