

Town of Catskill Zoning Board of Appeals

Monthly Meeting

October 27 , 2021 6:00PM

439 Main St. Catskill

Present:, Chairman- Gary Harvey Marybeth Lange, Margie Garafalo,, Ben Decker Patricia Case-Keel- Zoning Board Secretary.

Absent : Lee Heim.

Chairman- Gary Harvey	Present
Ben Decker	Present
Mary Beth Lange	Present
Margie Garafalo	Present
Lee Heim	Absent Motion approved.

Mrs. Garafalo made a motion to approve the meeting minutes of September 22, 2021 seconded by Ms Lange.

Roll Cal Vote:

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

Chairman Gary Harvey stated due to the Thanksgiving Holliday on November 25, 2021 the Board will be rescheduling the Next Zoning Board meeting for December 1, 2021

OPENING OF PUBLIC HEARING: 6:10 P.M.

Area Variance V-11-2021 Wagner 36 Ufferts Road , Catskill

Chairman Gary Harvey opened the Public Hearing for Area Variance V-11-2021 Wagner 36 Ufferts Road . The Notice of Public Hearing was published in the Daily Mail on October 21, 2021 and October 22, 2021.

NOTICE OF PUBLIC HEARING

The Town of Catskill Zoning Board of Appeals will hold a Public Hearing pursuant to Article 160-14 of the Town of Catskill Zoning Laws to allow Construction of a garage, on lands owned by Catie Wager located at 36 Ufferts Rd. Catskill. Application Area Variance V-11-2021 Tax Map # 170.00-1-7.12 The Public Hearing will be held on the 27th day of October,2021 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 for the certified mailing.

The Zoning Board members had conducted a site visit .

Mr. and Mrs. Wagner gave brief overview on their requested Variance. The applicants are requesting a 10'front yard variance and 18 'side yard variance for the construction of a 24'x31' garage. The reason for this request is due to the topography of the land..

Mr. Harvey read aloud a letter received by the Board from one of the applicants neighbors attorney dated October 20, 2021 . The letter indicated that the neighbors were opposed to the request for this Variance.

Mr. Harvey asked if there were any additional questions or concerns regarding V-11-2021 from the public .

There were no questions or concerns.

Ms. Garafalo made a motion to close the Public Hearing seconded by Ms. Lange

Public Hearing Closed at 6:14 PM

Public hearing Opens 6:10 PM

Area Variance V-12-2021 Camp Catskill 1316 High Falls Road, Catskill

Chairman Gary Harvey opened the Public Hearing for Area Variance V-12-2021 Camp Catskill 1316 High Falls Road . The Notice of Public Hearing was published in the Daily Mail on October 21, 2021 and October 22, 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

Development of Camp , on lands owned by Camp Catskill located at 1316 High Falls Road Catskill. Application Area Variance V-12-2021 Tax Map # 185.00-4-27 The Public Hearing will be held on the 27th day of October,2021At 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, and Town of Catskill.

The Zoning Board had conducted a site visit.

The applicant submitted the green cards for the certified mailing

Scott Ouimet and Darrin Elsom are engineers from Kaaterskill Associates and is representing the applicant at tonight's meeting .The applicant is requesting a variance in order to develop a 10 tent platform campsite, on this 6. 585 acre parcel from the Towns required 8 acres minimum IAW the Town Code 95-5.The applicant submitted a site plan and a completed application..Mr..Oumet stated The applicant intends to take small groups of no more than 20 persons on hiking tours in the Catskill Mountains and will be providing camping sites on his parcel . The campers will be arriving on Friday and will be served a meal then on Saturday will be served breakfast taken for a hiking tour the return to the site and served dinner then on Sunday they will be served another meal and by that after noon the campers will leave . The only structures on the site will be a pavilion with a bathroom.

Mr. Harvey asked of there were any questions or concerns from the public regarding this application.

Ryan McGowan resided at 1276 High Falls Road. Mr. McGowan stated he has concerns regarding the parking on the site plan not being drawn to scale, and if this project was granted approval how it could affect the equity of his parcel. He is also very concerned with induvial trespassing which currently is existing problem in the area

A resident stated concerns regarding road maintenance that may incur due to the increase of traffic if this project were granted a variance.

Mr. Epsom stated if this project is granted a variance it will still have to go before the Planning Board for a site plan review and that would require a complete set of plans , septic and SWPP,

A resident stated she has concerns regarding her children being impacted by this and also how this could change the character of the neighbor hood .

A resident who resided at 1059 High Falls Road stated he has concerns regarding the environmental impact that may occur from 20 people using the water supply and also how this project could affect his property value.

A resident stated she has concerns regarding the increase in traffic

A resident for High Falls Extension stated there has already been an increase of people trespassing to get to the creek and very concerned about increase in traffic on the road .

Kathren Holtz stated she has had experiences with campers in the area and it has invited with a lot of out of control noise.

Tom Jones resides on Shady Lane and stated he has had a farm for 76 years in the he is not looking forward to this project being approved.

A resident resign on Jurassic Park road stated the Town Code require an 8 acre parcel for a camp site and this parcel does not have the required acreage so he does not believe the Town should grant the variance.

Jane Chrisman stated she is concerned about individuals trespassing and also increase in traffic on the road. She stated there is already a problem with individuals trespassing in the neighborhood.

Ann Curry stated the applicant parcel was part of a subdivision meant to be used for residential purposes and a camp site is not a residential use .

Mr. Harvey asked if there were any additional questions or concerns regarding this application.

There were no more questions or concerns.

Ms. Lange made a motion to close the Public Hearing, seconded by Ms. Garafalo

Roll Call Vote:

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

Public Hearing Closed at 7:10 PM

Public hearing Opens 6:20 PM

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

Chairman Gary Harvey opened the Public Hearing for Area Variance V-13-2021 Tim Jones 856 Rt 23 A Catskill. The Notice of Public Hearing was published in the Daily Mail on October 21, 2021 and October 22, 2021.

NOTICE OF PUBLIC HEARING

The Town of Catskill Zoning Board of Appeals will hold a Public Hearing pursuant to Article 160-14 of the Town of Catskill Zoning Laws to allow Construction of a garage, on lands owned by Timothy Jones located at 856 Rt 23a Catskill. Application Area Variance V-13-2021 Tax Map # 170.03-1-23.112 The Public Hearing will be held on the 27th day of October, 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 the applicant to come up to the Board and give a brief over view on the project

Tim Jones is requesting a 50' variance for the construction of a garage. The reason for the request is due to the topography of the site . He recently purchased some land from his neighbor and had had a lot line adjustment approved by the Planning Board, but even with the new lot line configuration the setbacks cannot be met.

Mr. Harvey asked if there were any questions or comments from the public regarding this application.

There were no questions or comments.

Mr. Harvey stated the Board has received comments from the Greene County Planning Board and the County has requested that the applicant submit a copy of the deed or proof of the land

transfer and the zoning Board would have to agree to this request, so In order for the Board to move forward with any determination the applicant is required to submit proof of owner ship or proof of the land transfer until then, the Board will hold this public hearing open until the Zoning Boards December 1 , 2021 meeting

OLD BUSINESS:

Area Variance V-11-2021 Wagner 36 Ufferts Road , Catskil.

The Board reviewed the Findings & Decision for V-11-2021with all answered being “No”

Mrs. Garafalo made a motion to approve V-11-2021, seconded by Ms. Lange

Roll Cal Vote:

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

Area Variance V-12-2021 Camp Catskill 1316 High Falls Road, Catskill.

The Board reviewed the Findings and Decision for V-12-2021. The Board determined that based on Public Comments the change of use would have undesirable changes to the neighborhood , the request is substantial, the impact would have an adverse effect on the neighborhood, and the alleged difficulty was self-created because the parcel was subdivided, to be used is a residential neighborhood..

Mr. Decker made a motion to deny V-12-2021 .seconded by Ms. Lange

Roll Cal Vote:

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

NEW BUSINESS:

Area Variance V-14-2021 Kevin Amana & Natasha Witke 130 Bogart Road.

Kevin Amana is requesting a front yard variance for the applicant is requesting a 16' front yard variance for the construction of a deck. The applicant has indicated the reason for this request is due to topography and the location of the preexisting dwelling. the applicant submitted an application and plans.

The Board reviewed the plans.

Mr. Harvey stated the applicant is actually requesting a 25' Variance and asked the applicant to amend the application. Mr. Harvey also stated that the Board will schedule a public Hearing to be held on December 1, 2021 at 6:10 PM and the Board members will be conducting a site visit before the scheduled Public Hearing .

Area Variance V-15-2021 Bruce Karpati & Allison Gault 1998 High Falls Road.

The applicant along with their architect Di George attending tonight's meeting through the Zoom media. The applicant is requesting a 39'-6' rear yard variance in order to construct a 20' x40' in ground pool along with a pool house and a shed. The applicant has submitted an application and a set of plans.

The Board reviewed the plans.

Ms. George stated the primary reason for not being able to make the set back requirements and due to topography and also storm water drainage.

Mr. Harvey stated the Board will schedule a Public Hearing for December 1st, 2021 at 6:20 PM

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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