

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

November 12, 2020 6:00PM

Robert C Antonelli Senior Center

Present: Chairman- Gary Harvey Vice Chairman- Ben Decker, (Zoom media) Lynne Zubris, ,
Margie Garafalo, : Mary Beth Lange , Secretary Patricia Case-Keel.

Attendance : Roll Cal Vote

<i>Ben Decker</i>	<i>Present</i>
<i>Lynn Zubris</i>	<i>Present</i>
<i>Mary Beth Lange</i>	<i>Present</i>
<i>Chairman- Gary Harvey</i>	<i>Present</i>
<i>Margie Garafalo</i>	<i>Present All Present</i>

Also Present: Elliot Fishman (CEO).

Chairman Gary Harvey opened the meeting at 6:00 p.m.

Approval of Minutes:

Mrs. Zubris made a motion to approve Meeting Minutes of October 14 2020 as amended,
seconded by Mrs. Lange.

Roll Call Vote:

<i>Ben Decker</i>	<i>Aye</i>
<i>Lynn Zubris</i>	<i>Aye</i>
<i>Mary Beth Lange</i>	<i>Aye</i>
<i>Chairman- Gary Harvey</i>	<i>Aye</i>
<i>Margie Garafalo</i>	<i>Aye Motion Approved</i>

CONTINUATION OF PUBLIC HEARING 6:05 P.M.

Public Hearing Opens Area Variance V-15-2020 Josh Egnew 9 Sullivan Mnt. Rd.. Catskill.

Chairman Gary Harvey stated the Board has continued the Public Hearing for V-15-2020 in order
to give the applicant time to send out the green cards.

The applicant submitted the green receipts from the certified mailing.

Mr. Harvey asked if there were any questions or comments regarding V-15-2020.

There were no questions or comments

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

Public Hearing closed at 6:04 PM

OPENING OF PUBLIC HEARING 6:05 P.M.

Area Variance V-19-2020 Marcy Maiuri 46 Venter Street Palenville

Chairman Gary Harvey opened the Public Hearing for Area Variance V-19-2020 Marcy Maiuri . The Notice of Public Hearing was published in the Daily Mail on November 5, 2020 and November 6, 2020. .

NOTICE OF PUBLIC HEARING

The Town of Catskill Zoning Board of Appeals will hold a Public pursuant to Article160-11 of the Town of Catskill Zoning Laws to allow Placement of a garage on lands owned by Marcy Maiuri located at46 Center St. Palenville Application Area Variance V-19-2020 Tax Map #199.12-4-8. The Public Hearing will be held on the 12th day of November 2020 at 6:05 PM,at the Robert C Antonelli Senior Center , 15 Academy St. 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 from the certified mailing .

The Board had conducted a site visit.

Mr. Harvey asked if there were any comments or questions from the Public regarding V- 19-2020.

There were no questions or comments.

Mrs. Zubris made a motion to close the Public Hearing for V-19-2020, seconded by Mrs. Lange

Roll Call Vote:

Ben Decker	Aye	
Lynn Zubris	Aye	
Mary Beth Lange	Aye	
Chairman- Gary Harvey	Aye	
Margie Garafalo	Aye	Motion Carried.

Public Hearing closed 6 :06 P.M.

OPENING OF PUBLIC HEARING 6:25 P.M.

Area Variance V-20-20 Geraldine Finelli 386 Rt. 32 Palenville

Chairman Gary Harvey opened the Public Hearing for Area Variance V-20-2020 Geraldine Finelli 386 Rt. 32 Palenville The Notice of Public Hearing was published in the Daily Mail on November 5 , 2020 and November 6, 2020.

NOTICE OF PUBLIC HEARING

The Town of Catskill Zoning Board of Appeals will hold a Public pursuant to Article 160-13 of the Town of Catskill Zoning Laws to allow Relacement of a double wide mobile home on lands owned by Geraldine Finelli located at 386 Rt. 32 Palenville Application Area Variance V-20-2020 Tax Map #11.12-4-28. The Public Hearing will be held on the 12th day of November 2020 at 6:15 PM, at the Robert C Antonelli Senior Center , 15 Academy St. 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 was not in attendance at this night's meeting.

The Board had conducted a site visit.

Mr. Harvey stated since the applicant has not sent out the green cards and is not in attendance at tonight's meeting the Board will hold open the Public Hearing for V-20-2020. The Zoning Board secretary will contact the applicant and advise on what is required for the application to move forward.

Mrs. Lange made a motion to hold the Public Hearing Open for V-20-2020 and reschedule for the Zoning Boards December 9, 2020 meeting seconded by Mrs. Zubris

Roll Call Vote:

<i>Ben Decker</i>	<i>Aye</i>	
<i>Lynn Zubris</i>	<i>Aye</i>	
<i>Mary Beth Lange</i>	<i>Aye</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

Public Hearing Closed at 6:15 P.M.

OPENING OF PUBLIC HEARING 6:25 P.M

Area Variance V-22-2020 Michael Cherry 12 Ben Hill Rd. Palenville .

Chairman Gary Harvey opened the Public Hearing for Area Variance V-22-2020 Michael Cherry 12 Ben Hill Rd. Palenville . The Notice of Public Hearing was published in the Daily Mail on November 5, 2020 and November 6, 2020.

NOTICE OF PUBLIC HEARING

The Town of Catskill Zoning Board of Appeals will hold a Public Pursuant to Article 160-13 of the Town of Catskill Zoning Laws to allow Construction of a porch on lands owned by Mike Cherry located at 12 Ben Hill Rd, Palenville Application Area Variance V-22-2020 Tax Map #199.12-1-11. The Public Hearing will be held on the 12th day of November 2020 at 6:35 PM, at the Robert C Antonelli Senior Center , 15 Academy St. 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 from the certified mailing.

The Board had conducted a site visit.

Mr. Harvey asked if there were any comments or questions from the Public regarding V- 22-2020.

There were no questions or comments.

Mrs. Lange made a motion to close the Public Hearing for V-22-2020, seconded by Mrs. Zubris

Roll Call Vote:

<i>Ben Decker</i>	<i>Aye</i>	
<i>Lynn Zubris</i>	<i>Aye</i>	
<i>Mary Beth Lange</i>	<i>Aye</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

Public Hearing Closed at 6:35 P.M.

OPENING OF PUBLIC HEARING 6:55 P.M

Area Variance V-21-2020 Mary Tex 4511 Rt. 32 Palenville

Mr. Harvey recused himself from V-21-2020

Lynne Zubris opened the Public Hearing for Area Variance V-21-2020 Mary Tex 4511 Rt. 32 Palenville The Notice of Public Hearing was published in the Daily Mail on November 5, 2020 and November 6, 2020.

NOTICE OF PUBLIC HEARING

The Town of Catskill Zoning Board of Appeals will hold a Public Pursuant to Article 160-11 of the Town of Catskill Zoning Laws to allow Replacement of a mobile home on lands owned by Mary Tek located at 4511 Rt. 32 Palenville Application Area Variance V-21-2020 Tax Map #185.03-2-1. The Public Hearing will be held on the 12th day of November 2020 at 6:25 PM, at the Robert C Antonelli Senior Center , 15 Academy St. 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 from the certified mailing.

The Board had conducted a site visit.

Ms. Zubris asked if there were any comments or questions from the Public regarding V- 21-2020.

There were no questions or comments

Mrs. Garafalo made a motion to close the Public Hearing for V-11-2020, seconded by Ms. Lange

Roll Call Vote:

<i>Ben Decker</i>	<i>Aye</i>
<i>Lynn Zubris</i>	<i>Aye</i>
<i>Mary Beth Lange</i>	<i>Aye</i>
<i>Chairman- Gary Harvey</i>	<i>Abstianed</i>
<i>Margie Garafalo</i>	<i>Aye Motion Carried.</i>

Public Hearing Closed at 6:27 P.M.

NEW BUSINESS:

Area Variance V-23-2020 William Jacobs 102 Park Lane , Leeds

Mr. Jacobs is requesting a 30, front variance in order to add a carport to a recently constructed garage. The applicant has submitted an application along with a sketch plan .

The Board reviewed the plans.

Mr. Harvey stated the Board will schedule a Public Hearing for V-23-2020 to be held on December 9, 2020 at 6:05 P.M. located at the Town Hall . Also he wanted it noted this application will require a 239 Review with the Greene County Planning Board.

Area Variance V-24-2020 Megan Edwards 1248 Bogart Rd. Palenville

Megan Edwards is requesting a 24' side variance and a 18' side variance for the construction of a garage and shed. The applicant has submitted a sketch plan and an application.

The Board reviewed the plans

Mr. Harvey stated the Board will schedule Public Hearing to be held on December 9, 2020 at 6:15 P.M .

OLD BUSINESS:

Area Variance V-15-2020 Josh Egnew 9 Sullivan Mnt. Rd.. Catskill.

The Board reviewed the Findings and Decision for V-15-2020.

Ms. Garafalo made motion to approve V-15-2020, seconded by Ms. Lange

Roll Call Vote:

<i>Ben Decker</i>	<i>Aye</i>	
<i>Lynn Zubris</i>	<i>Aye</i>	
<i>Mary Beth Lange</i>	<i>Aye</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

Area VarianceV-19-2020 Marcy Maiuri 46 Venter Street Palenville

The Board reviewed the Findings and Decision for V-19-2020.

Ms. Garafalo made motion to approve V-15-2020, seconded by Ms. Zubris

Roll Call Vote:

<i>Ben Decker</i>	<i>Aye</i>	
<i>Lynn Zubris</i>	<i>Aye</i>	
<i>Mary Beth Lange</i>	<i>Aye</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

Area Variance V-11-2020 Richard & Joanne Ziello 567 Kings Rd. Catskill.

Mr. Harvey stated the Board was not able to make a determination on V-11-2020 at the October 14, 2020 meeting because the County had not completed their 239 review. The Board has received the Counties 239 Review and can move forward with this application.

The Board reviewed the Findings and Decision for V-11-2020.

Mr. Fishman stated the applicant could subdivide the parcel in order to bring the second dwelling into conformity with the Towns Code , but the applicant will be required to create a private road for a subdivision approval.

Mr. Harvey stated Town Code 160-9 restricts the development of more than one dwelling on a parcel . The second dwelling was constructed recently and does not conform with the Towns Code.

Ms. Lange made a motion to deny the request for V-11-2020, seconded by Ms. Zubris

Roll Call Vote:

<i>Ben Decker</i>	<i>Aye</i>	
<i>Lynn Zubris</i>	<i>Aye</i>	
<i>Mary Beth Lange</i>	<i>Aye</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

Area Variance V-12-2020 Donna Chewins 36 Malden Ave, Palenville

Mr. Harvey stated the Board was not able to make a determination on V-12-2020 at the October 14, 2020 meeting because the County had not completed their 239 review. The Board has received the Counties 239 Review and can move forward with this application.

The Board reviewed the Findings and Decision for V-12-2020.

Ms. Garafalo made motion to approve V-12-2020, seconded by Ms. Zubris

Roll Call Vote:

<i>Ben Decker</i>	<i>Aye</i>	
<i>Lynn Zubris</i>	<i>Aye</i>	
<i>Mary Beth Lange</i>	<i>Aye</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

Area Variance V-22-2020 Michael Cherry 12 Ben Hill Rd. Palenville .

The applicant was being represented at tonight meeting by Michael Bliss from Kaaterskill Associates.

Mr. Harvey stated the Board cannot make a determination on this application at tonight's meeting because the County has not completed the required 239 Review. The Board will reschedule this application for the Zoning Boards December 9,2020 meeting

Area Variance V-21-2020 Mary Tex 4511 Rt. 32 Palenville

Ms. Zubris stated the Board cannot make a determination on this application at tonight's meeting because the County has not completed the required 239 Review. The Board will reschedule this application for the Zoning Boards December 9, 2020 meeting

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

Meeting Adjourned at 7:12 P.M.

Sincerely

Patricia Case –Keel
Zoning Board Secretary

Approved as Written 1/13/2021

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