

**Town of Catskill Zoning Board of Appeals**

**Monthly Meeting**

February 10, 2021 6:00PM

439 Main St. Catskill

**Present:** Chairman- Gary Harvey Vice Chairman- Ben Decker, ( Zoom media ) Margie Garafao, , Marybeth Lange, Patricia Case-Keel- Zoning Board Secretary.

**Attendance : Roll Cal Vote**

<b>Ben Decker</b>	<b>Present</b>
<b>Lynn Zubris</b>	<b>Absent</b>
<b>Mary Beth Lange</b>	<b>Present</b>
<b>Chairman- Gary Harvey</b>	<b>Present</b>
<b>Margie Garafalo</b>	<b>Present Motion approved.</b>

**Also Present: Elliot Fishman (Code Enforcement Office)**

Mrs. Garafalo made a motion to approve the meeting minutes of January 12, 2021 as written seconded by Ms. Lange.

**Roll Call Vote:**

<b>Ben Decker</b>	<b>Aye</b>
<b>Lynn Zubris</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 Motion approved</b>

**OPEINING OF PUBLIC HEARING:.**

**Opening of Public Hearing Area Variance V-1-2021 Rivertide Aikikai LLC 3198 Old Kings Rd. Catskill**

Chairman Gary Harvey opened the Public Hearing for Area Variance V-1-2021 Rivertide Aikikai LLC 3198 Old Kings Road . The Notice of Public Hearing was published in the Daily Mail on February 4, 2021 and February 5, 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 patio and over hang on lands owned by Arielle Herman / Rivertide Aikikai LLC located at 3198 Old Kings Rd. Catskill Application Area Variance V-1-2021 Tax Map #170.00-5-19.2.

The Public Hearing will be held on the 10th day of February 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 from the certified mailing.

The Board had conducted a site visit.

Mr. Harvey asked three times if there were any questions or comments regarding Area Variance V-1-2021.

There were no questions or comments.

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

**Public Hearing Closed at 6:07 P.M.**

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## **CONTINUATION OF PUBLIC HEARING**

### **Continuation of Public Hearing:**

#### **Area Variance V-20-2020 Geraldine Finelli 386 Rt 32 Palenville.**

There is no one representing V-20-2021 at this night's meeting.

Mr. Harvey stated the Board has been holding this public hearing open since the November 13. 2020 meeting. The applicant did not attend the opening of the public hearing and has not returned to the Board since the October 14,2020 meeting At this time the Board will send the applicant a letter indicating this Public Hearing has been closed and this application will be closed . If the applicant wished to pursue this Variance request a new application will have to be filed.

Mrs. Garafalo made a motion to close the Public Hearing for V-20-2020, and deny approval for this application seconded by Ms. Lange.

**Roll Call Vote:**

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

Mr. Harvey stated the Board will notify the applicant of this decision by certified mail.

**Public Hearing closed at 6:10 P.M.**

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**NEW BUSINESS:**

**Area Variance V-2-2021 Sahar Cohen 401 Mossy Hill Rd. Catskill..**

Mr. Cohen was present at tonight's meeting. The applicant had been before the Board on January 13, 2021 and inquired about the possibility his parcel having two accesses since his parcel was divided by a Central Hudson right of way, and that there is a private road that he can use to access the back of his parcel. The reason for this request was to help address a matter with a shed he had placed on the back of his parcel that does not meet the setback requirements. The Board had indicated a Central Hudson Right of way is not a de-facto subdivision and therefore where his parcel faced Mossy Hill Rd. was the front, and recommended that the applicant would have to apply for a Variance in order to keep the shed where it has been placed. For tonight's meeting the applicant has submitted an area variance application requesting a 64' rear yard variance for the placement of a shed, along with a sketch plan and pictures..

The Board reviewed the plans.

Mr. Harvey stated the Board will schedule a Public Hearing to be held on March 24, 2021 at 6:05 P.M.

**Area Variance V-3-2021 Ed Rose 110 Greenlake Rd. Catskill.**

Edwin Rose is requesting a 8' front yard variance for the reconstruction of a front porch that had been destroyed in a fire. The applicant has submitted an application, a sketch plan and pictures.

The Board reviewed the plans.

Mr. Harvey stated because the site is within 500; from the Township of Athens the application will have to go to the County for a 239 Review. The Boar will schedule a Public Hearing to be held on March 24, 2021 at 6:: 40 P.M.

**OLD BUSINESS:**

**Area Variance V-1-2021 Rivertide Aikikai LLC 3198 Old Kings Rd. Catskill.**

Mr. Harvey stated the Board cannot move forward with this application until the County has submitted their recommendation from the 239 Review . This application will be rescheduled for the Zoning Boards March 24, 2021 meeting.

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

Mr. Harvey stated this application is back before the Zoning in order to address a clerical error . The application should indicate the applicant was requesting a 21' rear variance and will be amended to indicate the correct variance .

**OTHER BUSINESS:**

Mr. Harvey stated the Board has received an application for an alternate member from Zane Cheek and asked the Zoning Board Clerk to follow up on the matter and make sure the Town Board has received the application. Also he wanted to remind the Board members that the next meeting will be held on the 4<sup>th</sup> Wednesday of March..

Mr. Harvey thanked the applicant for attending tonight's meeting.

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

***Meeting Adjourned at 7:40 P.M.***

***Sincerely***

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

***Approved as Written 3/24/2021***

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