

Town of Catskill Zoning Board of Appeals

Monthly Meeting

April 28, 2021 6:00PM

439 Main St. Catskill

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

Attendance : Roll Cal Vote

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

Also Present: Elliot Fishman (Code Enforcement Office)

Mrs. Lange made a motion to approve the meeting minutes of March 24, 2021 seconded by Mr. Harvey

Roll Cal Vote:

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

Mr. Harvey stated Lee Heim as a Zoning Baord Alternate member at tonight's meeting will be taking the place of Lynne Zubris.

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

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

Chairman Gary Harvey opened the Public Hearing for Area Variance V--2021 Sahar Cohen 401 Mossy Hill Road. The Notice of Public Hearing was published in the Daily Mail on March 18, 2021 and March 19 , 2021

Mr. Harvey asked if there were any questions or comments regarding V-2-2021.

Christine Melito resides at 1433 High Falls Road . Ms. Milito stated she has resided at her residents on High Falls Road for 40 years and she is opposed to the request for a variance because the location of the shed destroys the view of the creek . Also the shed was placed at its current location without obtaining the required permits.

OPENING OF PUBLIC HEARING. 6:00 P.M.

Area Variance V-4-2021 Scott Calabrese 2 Brooks Lane Catskill

Chairman Gary Harvey opened the Public Hearing for Area Variance V4-2021 Scott Calabrese 2 Brooks Lane Catskill . The Notice of Public Hearing was published in the Daily Mail on April 22 , 2021 and April 22, 2021

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 Construction of a garage on lands owned by Scott Calabrese located at 2 Brooks Lane Catskill. Application Area Variance V-4-2021 Tax Map #155.08-3-25. The Public Hearing will be held on the 28th th day of April 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

Mr. Calabrese was present at tonight's meeting.

The Board had conducted a site visit.

Mr. Harvey asked three times if there were any questions or comment regarding V-4-2021.

Ms. Lange made a motion to close the public Hearing for V-3-2021, seconded by Mr. Harvey

Roll Cal Vote:

Ben Decker

Absent

Lynn Zubris

Absent

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

Public Hearing Closed 6:45P.M

NEW BUSINESS:

Area Variance V-4-2021 Scott Calabrese 2 Brooks Lane. Catskill.

Scott Calabrese was present at tonight meeting. The applicant is requesting a 9' side yard variance a 24' rear yard variance for the construction of a garage. The applicant has submitted an application along with a sketch plan.

The Board reviewed the plans.

Mr. Harvey stated the concern he has regarding this request for a variance would be the density of the parcel with the addition of a garage.

Mr. Calabrese stated the parcel is a corner parcel , and there is currently a shed on the site that he will be taking down . The garage will be adding privacy to the back yard and will not be as elevated as the house.

Mr. Fishman stated the Town currently has no codes addressing density requirements.

Mr. Harvey stated this application will require a 239 Review with the County. The Board will schedule a Public Hearing to b Mr. Harvey thanked the applicant. e held on April 28, 2021 at 6:05 P.M.

Mr. Harvey thanked the applicant.

OLD BUSINESS:

Area Variance V-1-2021 Rivertide Aikikai LLC. Old Kings Road , Catskill.

Mr. Harvey stated the Board has received the Greene Counties 239 Review with their approval for the project.

The Board reviewed the Findings & Decision for V-1-2021

Ms. Lange made a motion to approve V-1-2021,seconded by Mr. Heim

Roll Cal Vote:

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

Mr. Harvey thanked the applicant.

Area Variance V-3-2021 Ed Rose 110 Green Lake Road . Catskill.

Mr. Harvey stated the Board has received the Greene Counties 239 Review with their approval of the request..

The Board reviewed the Findings & Decision for V-3-2021

Ms. Lange made a motion to approve V-3-2020, seconded by Mr. Heim

Roll Cal Vote:

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

Meeting Adjourned at 7:16 P.M.

Sincerely

Patricia Case –Keel
Zoning Board Secretary

Approved as Written 5/26/2021

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