

Town of Catskill Zoning Board of Appeals

Monthly Meeting

May 26, 2021 6:00PM

439 Main St. Catskill

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

Attendance : Roll Cal Vote

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

Also Present: Elliot Fishman (Code Enforcement Office)

Mrs. Garafalo made a motion to approve the meeting minutes of April 28, 2021 seconded by Ms Lange.

Roll Cal Vote:

<i>Ben Decker</i>	<i>Absent</i>	
<i>Lynn Zubris</i>	<i>Absent</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>Lee Heim</i>	<i>Absent</i>	<i>Motion approved.</i>

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

Area Variance V-5-2021 Laurence Hildenbrand 66 Vosenkill Road ,Catskill

Chairman Gary Harvey opened the Public Hearing for Area Variance V-5-2021 Laurence Hildebrand 66 Vosenkill Road . The Notice of Public Hearing was published in the Daily Mail on May 20, 2021 and May 21 , 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 a single family dwelling, on lands owned by Laurence Hildenbrand located at 66 Vosenkill Road Catskill. Application Area Variance V-5-2021 Tax Map #

**139.03-2-11 The Public Hearing will be held on the 26th day of May,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 Board had conducted a site visit.

Mr. Harvey asked if there were any questions or comments regarding V-5-2021.

Rollin Berzel resides at 56 Vosenkill. Mr. Rollin stated he has concerns regarding this request. The original owner of the parcel had already been granted a 20 variance for this site. He believes a 50' variance is in conflict with the Towns Code. He currently has a garage on his own parcel with an apartment over top which he is currently living in, but he plans on building a house and will conform to all of the Towns set back requirements.

Mr. Hildebrnad stated he is requesting the setback due to the topography of the land and the savings in cost for the septic system.

Discussion ensued.

Mr. Harvey asked three times if there were any questions or comment regarding V-5--2021.

There were no additional questions or comments.

Ms. Lange made a motion to close the public Hearing for V-5-2021, seconded by Mr. Harvey

Roll Cal Vote:

<i>Ben Decker</i>	<i>Absent</i>	
<i>Lynn Zubris</i>	<i>Absent</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>Lee Heim</i>	<i>Absent</i>	<i>Motion approved.</i>

PUBLIC HEARING CLOSED 6:250 PM

OPENING OF PUBLIC HEARING. 6:15 P.M.

Area Variance V-7-2021 Daniel Arshack 62 Snake Road Catskill

Chairman Gary Harvey opened the Public Hearing for Area Variance V-7-2021 Daniel Arshack Road . The Notice of Public Hearing was published in the Daily Mail on May 20, 2021 and May 21, 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 an addition to a single family dwelling on lands owned by Daniel Arshack located at 62 Snake Road Catskill. Application Area Variance V-7-2021 Tax Map # 155.16-3-10. The Public Hearing will be held on the 26th day of May 2021

At 6:15 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 Board had conducted a site visit.

Mr. Arshack gave a brief overview for this application.

Mr. Harvey asked three times if there were any questions or comment regarding V-7--2021.

There were no questions or comments

Ms. Lange made a motion to close the public Hearing for V-7-2021, seconded by Ms. Garafalo

Roll Call Vote:

<i>Ben Decker</i>	<i>Absent</i>	
<i>Lynn Zubris</i>	<i>Absent</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>Lee Heim</i>	<i>Absent</i>	<i>Motion approved.</i>

Public Hearing Closed 6:21 P.M

OPENING OF PUBLIC HEARING 6:25 PM

Area Variance V-8-2021 Scampi Mirmar Malden Ave, Palenville

Chairman Gary Harvey opened the Public Hearing for Area Variance V-8-2021 Scampi Mirmar Malden Ave Palenville . The Notice of Public Hearing was published in the Daily Mail on May 20, 2021 and May 21, 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 sidewalk and cabin on lands owned by Scampi Miramar LLC located at 327 Malden Ave, Palenville. Application Area Variance V-8-2021 Tax Map #184.00-6-23. The Public Hearing will be held on the 26th day of May 2021

At 6:25 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. Muzi was present at tonight's meeting..

The applicant did not submit green cards from the certified mailing. Mr. Muzi stated he would drop the green cards off at the Town Hall next week.

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

The Board had conducted a site visit.

Mr. Harvey asked three times if there were any questions or comment regarding V-8-2021.

There were no questions or comments..

Ms. Lange made a motion to close the public Hearing for V-7-2021, seconded by Ms. Garafalo

Roll Call Vote:

<i>Ben Decker</i>	<i>Absent</i>
<i>Lynn Zubris</i>	<i>Absent</i>
<i>Mary Beth Lange</i>	<i>Aye</i>
<i>Chairman- Gary Harvey</i>	<i>Aye</i>

Margie Garafalo
Lee Heim

Aye
Absent Motion approved.

NEW BUSINESS:

Area Variance V-6-2021 Andrew Kibble 306 Hamburg Road Catskill.

Mr. Kibble was present at this night's meeting. The applicant is requesting a 20.5' side yard and 31.75' front yard and a 84.5' variance for a set of stairs, also a 28' side yard 28.0' front yard and an 81' rear yard variance for the placement of a hot tub, and a 30' side yard 30.5' front yard and 87.5' front yard variance for the placement of a shed. 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 to be held on June 23, 2021 at 6:05 P.M.

Area Variance V-9-2021 Kevin Conklin 3 Fyke Road Catskill.

Mr. Conklin was present at tonight's meeting. The applicant is requesting a variance for the placement of a third sign on the this site, and a 6' front yard variance for the placement of the sign. The applicant submitted an application and a sketch plan.

Mr. Conklin stated the sign will not be lighted ,only back lighted from a solar light.

The Board reviewed the plans.

Mr. Harvey stated this application will require a 239 Review with the Greene County Planning Board.

Mr. Harvey stated the Board will schedule a Public Hearing to be held on June 23, 2021 at 6:15 P.M.

Area Variance V-10-2021 Brandl Wolfgang 117 Cauterskill Road Catskill.

Mr. Wolfgang was present at tonight's meeting. The applicant is requesting a variance in order to construct an addition for food storage to his building that he uses for his catering business. The applicant submitted an application along with a sketch plan.

The Board reviewed the plans.

Mr. Harvey stated this application will have to be sent to the County for a 239 Review since Cauterskill Ave is part of a County Road. The Board will schedule a Public Hearing to be held on June 23, 2021 at 6:25 P.M.

OLD BUSINESS:

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

Mr. Harvey stated for the record the Board has received a petition from residents requesting a denial for this application.

Mr. Cohen stated he had submitted letters a couple of weeks ago from neighbors who are in agreement for his request for this Variance.

Mr. Cohen showed the Board pictures of other shed and structures along the Kaatrskill Creek.

Mr. Harvey stated the structures identified in the pictures were built before the Town had Zoning.

Mr. Gohen stated he has offered to make the structure shorter and plant trees..The structure is over 200' from the neighbor's house. The neighbor responsible for making the complaint has been at the location for forty years and knows more of the people in the neighborhood than he knows. He has a letter from DEC for pumping water , and he is not dumping waste.

Mr. Fishman asked how close to Mr. Cohen structure the structures in the pictures are.

Mr. Harvey answered approximately a ½ a mile.

The Board reviewed the Findings & Decision for V-2-2021

Ms. Lange made a motion to deny V-2-202, 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	Absent

Motion approved.

M. Harvey stated if the applicant obtains a subdivision approval from the Planning Board, granting him access by way of the private road. the applicant will not have to move the shed because the setback requirement would change since the back of the parcel would be considered the front for the new parcel .

Area Variance V-5-2021 Laurence Hildenbrand 66 Vosenkill Road ,Catskill.

The Board reviewed the Findings & Decision for V-5-2021. The Board discussed planting tress for screening .

Mrs Garafalo made a motion to approve V-5-2021,with the condition for trees to be planted, 6' spruce Norway along the east side of the parcel seconded by Ms. Lange

Roll Cal Vote:

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

Motion approved.

Area Variance V-7-2021 Daniel Arshack 62 Snake Road Catskill (Board discuss Determination

The Board reviewed the Findings & Decision for V-7-2021.

Ms Lange made a motion to approve V-5-2021,with the condition for trees to be planted, 6' spruce Norway along the east side of the parcel seconded by Mrs. Garafalo

Roll Cal Vote:

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

Motion approved.

Area Variance V-8-2021 Scampi Mirmar Malden Ave, Palenville (Board discuss Determination)

Mr. Harvey state the Board has received the Counties recommendations from the 239 Review.

The Board reviewed the Findings & Decision for V-7-2021.

Mrs Garafalo made a motion to approve V-8-2021, seconded by Ms. Lange

Roll Cal Vote:

Ben Decker	Absent
Lynn Zubris	Absent
Mary Beth Lange	Aye
Chairman- Gary Harvey	Aye

Margie Garafalo
Lee Heim

Aye
Absent Motion approved.

Meeting Adjourned at 7:10 P.M.

Sincerely

Patricia Case –Keel
Zoning Board Secretary

Approved as Amended 6/23/21

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