

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

June 23, 2021 6:00PM  
439 Main St. Catskill

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

**Absent : Ben Decker**

<i>Ben Decker</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>Present Motion approved.</i>

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

Mrs. Garafalo made a motion to approve the meeting minutes of May 26, 2021 seconded by Ms Lange.

**Roll Cal Vote:**

<i>Ben Decker</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>Aye Motion approved.</i>

**Chairman Gary Harvey asked for a moment of silence in recognition of the passing of Lynne Zubris who had served on the Zoning Board since 2013.**

**OPENING OF PUBLIC HEARING :6:05 P.M.**

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

Chairman Gary Harvey opened the Public Hearing for Area Variance V-6-2021 Andrew Kibble 306Hamburg Road . The Notice of Public Hearing was published in the Daily Mail on June 17 20, 2021 and June 18, 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 stair case, shed and placement of hot tub on lands owned by Andrew**

**Kibble located at 306 Hamburg Road Catskill. Application Area Variance V-6-2021 Tax Map # 156.02-2-9. The Public Hearing will be held on the 23rd day of June,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.

The applicant gave a brief overview on this project.

Mr. Harvey asked if there were any questions or comments regarding V-6-2021.

There were no questions or comments.

Ms. Lange made a motion to close the public Hearing for V-6-2021, seconded by Mrs. Garafalo

**Roll Cal Vote:**

<i>Ben Decker</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>Aye</i>	<i>Motion approved.</i>

**PUBLIC HEARING CLOSED 6:08 PM**

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

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

Chairman Gary Harvey opened the Public Hearing for Area Variance V-9-2021 Kevin Conklin 3 Fyke Road d . The Notice of Public Hearing was published in the Daily Mail on June 17, 2021 and June 18, 2021

**NOTICE OF PUBLIC HEARING**

**The Town of Catskill Zoning Board of Appeals will hold a Public Hearing pursuant to Article 160-13 of the Town of Catskill Zoning Laws to allow Placement of a sign on lands owned by Ronald Smith located at 3 Fyke Road, Catskill. Application Area Variance V-9-2021 Tax Map # 171.0-8-18. The Public Hearing will be held on the 23<sup>rd</sup> day of June 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. Harvey stated the Board has received the Counties response from the 239 referral and the County has indicated no concerns regarding this application

Mr. Conklin 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. made a motion to close the public Hearing for V-7-2021, seconded by Ms. Garafalo0

**Roll Cal Vote:**

<i>Ben Decker</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>Aye</i>

*Motion approved.*

**Public Hearing Closed 6:17 P.M**

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**OPENING OF PUBLIC HEARING 6:25 PM**

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

Chairman Gary Harvey opened the Public Hearing for Area Variance V-10-2021 Brandl Wolfgang 117 Cauterskill Road . The Notice of Public Hearing was published in the Daily Mail on June 17, 2021 and June 18, 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 Addition to facility on lands owned by Brandl Wolfgang located at 117 Cauterskill Ave. Catskill. Application Area Variance V-10-2021 Tax Map # 171.07-4-3. The Public Hearing will be held on the 23rd day of June,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. Brandl was present at tonight's meeting .

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

The Board had conducted a site visit.

Mr. Harvey asked three times if there were any questions or comment regarding V-10-2021.

There were no questions or comments..

Ms. Lange made a motion to close the public Hearing for V-10-2021, seconded by Ms. Garafalo0

**Roll Cal Vote:**

<i>Ben Decker</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>Aye Motion approved.</i>

**Public Hearing closed at 6:33 PM**

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**OLD BUSINESS:**

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

The Board reviewed the Findings & Decision for V-6-2021.

*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 Call Vote:

<b>Ben Decker</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</b>
<b>Lee Heim</b>	<b>Aye Motion approved.</b>

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

The Board reviewed the Findings & Decision for V-9-2021.

*Mrs Garafalo made a motion to approve V-9-2021, with the condition for trees to be planted, 6' spruce Norway along the east side of the parcel seconded by Mr. Heim*

Roll Call Vote:

<b>Ben Decker</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</b>
<b>Lee Heim</b>	<b>Aye Motion approved.</b>

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

The Board reviewed the Findings & Decision for V10-2021.

*Mrs Garafalo made a motion to approve V-10-2021, with the condition for trees to be planted, 6' spruce Norway along the east side of the parcel seconded by Mr. Heim*

Roll Call Vote:

<b>Ben Decker</b>	<b>Absent</b>
<b>Mary Beth Lange</b>	<b>Aye</b>
<b>Chairman- Gary Harvey</b>	<b>Aye</b>

**Margie Garafalo**

**Aye**

**Lee Heim**

**Aye Motion approved.**

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

**Meeting Adjourned at 6:40 P.M.**

**Sincerely**

**Patricia Case –Keel**

**Zoning Board Secretary**

**Approved as Written 9/22/2021**

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