

Town of Catskill Zoning Board of Appeals

Monthly Meeting

July 8, 2020 6:00PM

Catskill Town Hall

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

Absent : Mary Beth Lange ,

Also Present: Elliot Fishman (CEO).

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

Approval of Minutes:

Mrs. Garafalo made a motion to approve Meeting Minutes of March 11, 2020 as Amended
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>Absent</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

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

Public Hearing Opens Area Variance V-5-2020 Niel Murphy 1147 Main St. Leeds.

Chairman Gary Harvey opened the Public Hearing for Area Variance V-5-2020 Neil Murphy 1147
Main St. Leeds. The Notice of Public Hearing was published in the Daily Mail on July 2, 2020 and
July 3, 2020.

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 Neil Murphy
located at 1147 Main St. Leeds Application Area Variance V-5-2020 Tax Map #138.10-4-3.1. The
Public Hearing will be held on the 8th day of July 2020
at 6:00 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

Green Cards from the certified mailing had been received.

There was no one representing V-5-2020 in attendance at tonight's meeting

The Board had conducted a site visit.

Mr. Harvey stated this application had been scheduled to have a public Hearing back in April 8, 2020 but due to the Covid 19 pandemic the Public Hearing was canceled.

Mr. Harvey asked if there were any comments or questions from the Public regarding V- 5-2020.

There were no questions or comments.

Mrs. Garafalo made a motion to close the Public Hearing for V-5-2020, 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>Absent</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

Public Hearing Closed at 6:11 P.M.

OPENING OF PUBLIC HEARING 6:20 P.M.

Area Variance V-6-2020 Simone Felice, 1605 High Falls Rd. Catskill.

Mr. Harvey stated he will be recusing himself from voting on V-6-2020

The application had been scheduled for a Public Hearing to be held on April 8, 2020, but due to the Corona Virus outbreak, the meeting had been canceled.

Chairman Gary Harveys opened the Public Hearing for Area Variance V-6-2020 Simone Felice 1605 High Falls Rd .Catskill . The Notice of Public Hearing was published in the Daily Mail on July 2, 2020 and July 3, 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 Addition to a single family dwelling on lands owned by Simone Felice located at 1605 High Falls Rd..Catskill Application Area Variance V-6-2020

TaxMap # 200.00-3-14. The Public Hearing will be held on the 8th day of July 2020 at 6:20 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.

Green cards from the certified mailing had been received.

The Board had conducted a site visit.

Ms. Zubris made a motion to close the Public Hearing for V-6-2020, seconded by Mrs. Garafalo

Roll Call Vote:

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

Public Hearing Closed 6: 21 P.M.

OPENING OF PUBLIC HEARING 6:30 P.M.

Area Variance V-8-2020 Cliff Stanborough 83 Kaaterskill Ave. Palenville

Chairman Gary Harveys opened the Public Hearing for Area Variance V-8-2020 Cliff Stanborough 83 Kaaterskill Ave, Palenville . The Notice of Public Hearing was published in the Daily Mail on July 2, 2020 and July 3, 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 construction of garage on lands owned by Cliff Stanborough located at 83 Kaaterskill Ave Application Area Variance V-8-2020 Tax Map #199.08-5-8. The Public Hearing will be held on the 8th day of July 2020 at 6:30 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 had submitted the green cards for the certified mailing

The Board had conducted a site visit.

Mr. Harvey asked three times if there were any questions or comments regarding V-8-2020.

There were no questions or comments.

Mrs. Garafalo made a motion to close the Public Hearing for V-8-2020, seconded by Ms. Zubris

Roll Call Vote:

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

Public Hearing Closed at 6:32 P.M.

OPENING OF PUBLIC HEARING 6:40 P.M.

Area Variance V-7-20250 William Jacobs 102 Park Lane , Leeds.

Chairman Gary Harvey opened the Public Hearing for Area Variance V-7-2020 William Jacobs 102 Park Lane. . The Notice of Public Hearing was published in the Daily Mail on July 2, 2020 and July 3, 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 construction of shed on lands owned by William Jacobs located at 102 Park Lane Leeds Application Area Variance V-7-2020 Tax Map #138.07-5-13. The Public Hearing will be held on the 8th day of July 2020 at 6:40 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. along with correspondence from one of the adjacent neighbors, indicating no concerns regarding the request for V-7-2020.

The Board had conducted a site visit

Mr. Harvey asked three times if there were any questions or concerns regarding V- 7-2020.

There were no questions or comments.

Mrs. Zubris made a motion to close the Public Hearing for V-7-2020, seconded by Mrs. Garafalo .

Roll Call Vote:

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

Public Hearing Closed at 6:43 P.M.

OPENING OF PUBLIC HEARING 6:50 P.M.

Area Variance V-9-2020 Carol Young 348 Cairo Junction Rd.

Chairman Gary Harveys opened the Public Hearing for Area Variance V-9-2020 Carol Young 348 Cairo Junction Rd. Catskill . The Notice of Public Hearing was published in the Daily Mail on July 2, 2020 and July 3, 2020

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 Placement of a single family dwelling on lands owned by Carol Young located at 348 Cairo Junction Application Area Variance V-9-2020 Tax Map #137.00-2-5. The Public Hearing will be held on the 8th day of July 2020 at 6:50 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 Board had conducted a site visit

Mr. Harvey asked three times if there were any questions or comments regarding V-9-2020.

Mr. Fishman stated he had received a phone call from one of the adjacent neighbors who just wanted to know what exactly why the applicant was requesting an area variance .He explained to the neighbor, and they did not seem to have any concerns.

Mr. Harvey asked three times if there were any questions or comments regarding V-9-2020.

There were no questions or comments

Mrs. Garafalo made a motion to close the Public Hearing , 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>Absent</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

Public Hearing Closed at 6:53 P.M.

OLD BUSINESS:

Area Variance V-5-2020 Niel Murphy 1147 Main St. Leeds.

Mr. Harvey asked what the dimensions are and how far off the ground fill the proposed sign will be.

Mr. Fishman stated the proposed sign is 4'x4 or 4'x8' and 4' off the ground.

Mr. Harvey asked if there are any concerns regarding site distance from the road

Mr. Fishman answered he will look into the matter when issuing a building permit.

The Board reviewed the Findings and Decision..

Mrs. Garafalo made a motion to approve V-5-2020 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>Absent</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

Area Variance V-6-2020 Simone Felice, 1605 High Falls Rd. Catskill.

Mr. Harvey recused himself from voting on V-6-2020

The Board reviewed the Finding and Decisions for V-6-2020..

Mrs. Garafalo made a motion to approve V-6-2020, seconded by Mr. Decker

Roll Call Vote:

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

Area Variance V-8-2020 Cliff Stanborough 83 Kaaterskill Ave. Palenville

The Board reviewed the Finding and Decisions for V-8-2020..

Mrs. Garafalo made a motion to approve V-6-2020, 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>Absent</i>	
<i>Chairman- Gary Harvey</i>	<i>Aye</i>	
<i>Margie Garafalo</i>	<i>Aye</i>	<i>Motion Carried.</i>

Area Variance V-7-20250 William Jacobs, 102 Park Lane , Leeds.

The Board reviewed the Finding and Decisions for V-7-2020..

Ms. Zubris made a motion to approve V-7-2020, seconded by Mrs.Garafalo

Roll Call Vote:

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

Area Variance V-9-2020 Carol Young 348 Cairo Junction Rd.

The Board reviewed the Finding and Decisions for V-9-2020..

Ms. Zubris made a motion to approve the application for V-9-2020, 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>

Meeting Adjourned 6:58P.M.

Respectfully Submitted,

Patricia Case-Keel

Secretary, Zoning Board of Appeals

Approved as Written 8/12/2020

