



GREENE COUNTY PLANNING BOARD

Minutes of August 21, 2019 Meeting

Attendance was taken at 6:30 PM.

Present:

Anthony Paluch, Athens T
Cynthia LaPierre, Jewett
Erik Allan, Ashland
Arnie Cavallaro, Greenville
Jean Horn, New Baltimore
Mitchell Smith, Catskill V.
Carl Giangrande, Hunter V
Thomas Poelker, Windham
Richard Golden, Coxsackie V
Andrew Dale, Hunter T
Elizabeth Hansen, Cairo
Bruce Haeussler, Coxsackie T
Jennifer Cawein, Lexington
Eva Atwood, Catskill T
Jim Dymond, Prattsville

Absent:

Lee McGunnigle, Tannersville V
Stephen Bradicich, Athens V
George Deckers, Durham

**Greene County
Economic Development,
Tourism & Planning**

411 Main Street, Suite 419
Catskill, New York 12414

Warren Hart
Director

Also in attendance was Richard Schiafo of the Greene County Department of Economic Development, Tourism and Planning.

1. Roll Call

There is a quorum of members – see above.

2. Approval of Minutes

Approval of the minutes of the July 17, 2019 meeting

Motion: Richard Golden

Second: Anthony Paluch

Vote: Yes: 15 No: 0 Abstain: 0 Recuse 0

3. Education and Training Opportunities

2019 Planning and Zoning Schools, Association of Towns and New York Planning Federation

Wednesday, September 18, 2019

Wallace Center at the FDR Library and Museum, 4079 Albany Post Road, Hyde Park, NY
<http://bit.ly/2ZnKHb6>

Natural Resource Inventory for Greene County

October 29, 2019 Training session, Greene County IDA Conference Room, Coxsackie.

November 16, 2019 Public Information Session, Agro-Forestry Center, Acra

Recognizing Habitats Field Workshops – DEC Hudson River Estuary Program

Two outdoor field workshops for municipal officials and land trust staff to increase their ability to recognize and evaluate major habitat types. The events are free-of-charge but registration is required. Space is limited, so early registration is recommended. Municipal training certificates will be available.

Friday, September 6, 2019, 2:00-5:00pm (Rain date September 13)

Dutchess County (in partnership with Hudsonia Ltd.) Norrie Point Environmental Education Center, Staatsburg, NY



**GREENE
BUSINESS**



DiscoverGreene.com

Registration: Contact Lea Stickle at lstickle@bard.edu or 845-758-7053 by August 30.

Or, you may register online at www.surveymonkey.com/r/GVNTN22

Friday, 20 September 2019, 2:00-5:00pm (rain date September 27)

Orange County (in partnership with Cornell Cooperative Extension of Orange County)
Hudson Highlands Nature Museum, Cornwall, NY

Registration: Contact Nate Nardi-Cyrus at nate.nardi-cyrus@dec.ny.gov or 845-256-3062 Sept 16

Or, you may register online at www.surveymonkey.com/r/HHFGYGL

Small Streams: Values, Threats, and Protection Hudsonia and the DEC Hudson River Estuary Program

A 1-day workshop and field trip on the importance of small streams. Municipal training certificates will be available. Lunch will be provided.

Saturday, September 14, 2019 (9:00am - 4:00pm) at the Five Rivers Environmental Education Center (56 Game Farm Rd, Delmar, NY). Space is limited, so early registration is recommended.

To Register: The event is free-of-charge but registration is required.

Contact Lea Stickle at lstickle@bard.edu or at 845-758-7053 by 4 September.

Or, you may apply online at <https://www.surveymonkey.com/r/CXRVTMW>

Municipal training certificates will be available. Lunch will be provided.

4. Business Items

- New Member Introductions (not in attendance)
- Planning Board Appointments/Reappointments – George Deckers will replace Jerry Cunningham from the Town of Durham, Stephan Bradicich, Village of Athens Mayor to replace Peter Alberti
- Planning Board Secretary Appointment

Richard Schiafo as Greene County Planning Board Secretary

Motion: Richard Golden

Second: Jim Dymond

Vote: Yes: 15 No: 0 Abstain: 0 Recuse 0

5. Community Reports

6. Planning Department Reports

A. Environmental Notice Bulletin and Grant Opportunities

1. Environmental Notice Bulletin

SPDES Permit Renewal: Region 4 Greene County

Permittee Name: Everett W Teller

Facility Name: Teller Apartments

Facility Address: Co Rte 50 Norton Hill NY 12135

Facility Type: Services, NEC

(C)ity, (T)own, (V)illage: Town of Greenville

Deadline for Comments: Friday, August 23, 2019*

DEC Number: 4-1932-00013/00001

SPDES Number: NY0212181

Ranking Score: N/A

Receiving Waters: Groundwater

Water Classification: GA

Type of Waste/Flow Rate: Sanitary/ 0.0005 MGD

*Michael Schaefer, Division of Environmental Permits, NYSDEC 625 Broadway, 4th floor, Albany, NY 12233-1750, 518-402-4605, DEPPermitting@dec.ny.gov

B. Staff Reports

1. 8 year Ag District Review –300-day process to review has begun, All municipalities will be receiving a Public Notice about the simultaneous annual and eight-year review at which time properties can be added or removed from Ag District. Request that Planning Boards help spread the word. Agricultural and Farmland Protection Board meeting October 2, 2019. Public Information session October 10, 2019 both at the Agroforestry Center, Acra.
2. 2020 US Census - the Greene County Department of Economic Development, Tourism and Planning has made with a US Census Bureau Partnership Specialist and will be developing target outreach to encourage residents to complete census.

7. Planning and Zoning Referrals

1) 19-34 TOWN OF LEXINGTON - WINDHAM FALLS RECOVERY

RE: Site Plan Review/Special Permit – State Route 42 Right of Way

Local Decision with Comments

The Board finds this action is of local concern. In addition to comments noted in staff memo, the Board offers the following non-binding comments on relevant planning and zoning issues:

- Condition and adequacy of septic, former leach field on the site
- Consult with NYCDEP and DOH to make sure site is adequate for on-site treatment of waste based on projected usage of the site.
- Fire/public safety. Is there sufficient water supply. Specification in fire code –Sprinklers/fire wall.
- What is target population – drug, alcohol, and eating disorders, all of these? – Unclear who facility will treat.
- Can a condition of special use permit address the business model and the target population?
- Ensure fees in escrow fees are adequate for engineering and other necessary review
- The site plan should clearly spell out plans for renovation work to be done to existing on-site buildings?

Motion: Cynthia LaPierre

Second: Jim Dymond

Vote: Yes: 14 No: 0 Abstain: 0 Recuse 1 Jennifer Cawein

2) 19-35 TOWN OF NEW BALTIMORE - 5 MW COMMUNITY SOLAR PROJECT WITH 5 MW ENERGY STORAGE

RE: Site Plan Review – RT 9W Right of Way

The Board finds this action is of local concern. The Board offers non-binding comments on relevant planning and zoning issues as outlined in the August 21, 2019 Staff memo to the County Planning Board.

Local Decision with Comments

Motion: Arnie Cavallaro

Second: Carl Giangrande

Vote: Yes: 15 No: 0 Abstain: 0 Recuse 0

3) 19-36 Town of Catskill – Construction of garage

RE: Area Variance, US RT 9W Right-of-Way

The Board finds this action is of local concern. The Board offers non-binding comments on relevant planning and zoning issues as outlined in the August 21, 2019 Staff memo to the County Planning Board.

No County Impact: Local Decision with comment

Motion: Mitchell Smith

Second: Jennifer Cawein

Vote: **Yes: 15** **No: 0** **Abstain: 0** **Recuse 0**

- 4) An individual representing a client for a site plan review in the Town of Windham spoke on behalf of his client anticipating that the site plan referral had been made to the County. However the County has not received any referrals from the Town of Windham and therefore could not consider this proposal despite it having been approved by the Windham Planning Board.

Timing of Referral Submittal and Review

The Planning Board discussed whether or not they want to strictly apply the 10-day (actually 12-day) timeframe by which a referring body is to submit a referral to the County. Some members felt that rule should be uniformly applied to all referrals. Other felt that some discretion can be used based on the extent of the referral. For example if an area variance for a garage is submitted the day before the County Planning Board meeting, County Staff may be able to review it and put on the next day's agenda, however if it is an extensive site plan review it may have to wait until the following month. The number of referrals on the current agenda may also impact the ability to review a proposal submitted after the 10-day (12-day) deadline. A majority of the Board (9 members) felt discretion could be used while 6 members felt the rule should be strictly applied across the board to all referrals. It was agreed that a letter should go to all municipalities in the county indicating that referrals should be submitted to Greene County Economic Development, Tourism and Planning 10 (12) days prior to the next Planning Board meeting if the referring body wants the application on the upcoming month's agenda.

Next Meeting: Wednesday September 18, 2019

Motion to Adjourn

Motion: **Carl Giangrande**

Second: **Arnie Cavallaro**

Vote: **Yes: 15** **No: 0** **Abstain: 0** **Recuse 0**

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted
Richard Schiafo, Secretary