



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

411 Main Street, Suite 419  
Catskill, New York 12414

**Warren Hart**  
Director



**GREENE  
BUSINESS**



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**GREENE COUNTY PLANNING BOARD**  
***Minutes of October 16 2019 Meeting***

Board Orientation for two new Board members 6:00 PM

Attendance was taken at 6:30 PM.

Present:

Arnie Cavallaro, Greenville  
Elizabeth Hansen, Cairo  
Cynthia LaPierre, Jewett  
Mitchell Smith, Catskill V.  
George Deckers, Durham  
Jean Horn, New Baltimore  
Carl Giangrande, Hunter V  
Thomas Poelker, Windham  
Richard Golden, Coxsackie V  
Andrew Dale, Hunter T  
Bruce Haeussler, Coxsackie T  
Jennifer Cawein, Lexington  
Eva Atwood, Catskill T  
Jim Dymond, Prattsville  
Lee McGunnigle, Tannersville V  
Stephen Bradicich, Athens V

Absent:

Anthony Paluch, Athens T  
Erik Allan, Ashland

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 September 18, 2019 meeting.

**Motion:** Lee McGunnigle

**Second:** Richard Golden

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

**3. Education and Training Opportunities**

**Falls Local Government Workshop**, Capital District Regional Planning Commission/  
New York Planning Federation, Wednesday, October 23, 2019, Hudson Valley  
Community College, Troy <https://cdrpc.org/event/fall-workshop>

**Natural Resource Inventory for Greene County Training**

Tuesday, October 29, 2019 6:30 PM - 8:30 PM IDA Office 270 Mansion Street,  
Coxsackie

Municipal credits are available for this program.

Registration deadline: October 25, 2019

Register Online <https://www.eventbrite.com/e/greene-county-natural-resources-inventory-training-tickets-76120954825> or contact Audrey Kropp [ak963@cornell.edu](mailto:ak963@cornell.edu), 518-622-9820 X102.

### **Natural Resource Inventory for Greene County Public Workshop**

Wednesday, November 6, 2019 6:30 PM - 8:30 PM

CCE Agroforestry Center 6055 Route 23, Acra, New York 12405

Registration deadline: November 1, 2019

Register On Line: [https://reg.cce.cornell.edu/GrCoNatRes\\_210](https://reg.cce.cornell.edu/GrCoNatRes_210) or contact Audrey Kropp [ak963@cornell.edu](mailto:ak963@cornell.edu), 518-622-9820 X102

**Fall Planning Training**, Columbia County Planning, Greene County Economic Development, Tourism and Planning, NYS Department of State, **Monday 11/18/19**

Columbia-Greene Community College, 4400 NY-23, Hudson, NY 12534

Professional Academic Center (PAC), Saland Forum Room 614, 5:00pm-9:00PM Registration begins at 4:30PM; Sessions begin at 5:00PM. Municipal credits are available for this program.

Register at: <https://forms.gle/7vpjD9ZR63Q7Fyyc9>

**The New York Planning Federation Annual Conference, 2020 Annual Conference**

April 19 – 21, 2020, Sagamore Resort, Bolton Landing, NY <https://nypf.org/annual-conference/>

## **4. Business Items**

No New Business items

## **5. Planning Department Reports**

### **A. Environmental Notice Bulletin & Grant Opportunities**

#### ENB Region 4 Completed Applications 09/18/2019

**Applicant:** NYC Dept of Environmental Protection, 96-05 Horace Harding Expy Fl 5, Corona, NY 11368

**Facility:** Tannersville - V STP, Allen Rd Tannersville, NY 12485 Hunter, Greene County

**Application ID:** 4-1936-00030/00001

**Permit(s) Applied for:** Article 17 Titles 7 & 8 Municipal SPDES - Surface Discharge

#### **Project Description:**

The NYSDEC is proposing a Department Initiated Modification (DIM) to the State Pollutant Discharge Elimination System (SPDES) Permit NY0026573, pursuant to 6 NYCRR Part 750-1.18, and 750-1.19, the Priority Ranking System known as New York State's Environmental Benefit Permit Strategy (EBPS).

This facility receives flow from domestic users. The sewage collection system consists of separate sewers. Current treatment includes: screening, primary settling, rotating biological contactors, coagulation and settling, sand filtration, UV disinfection, microfiltration, and re-aeration. Sludge is thickened, stabilized and dewatered by a plate and frame filter press, then hauled to landfill. The facility discharges treated sanitary sewage via Outfall 001 to Gooseberry Creek, a class C(TS) water. The following changes to the permit are proposed: Added daily maximum loading limits for CBOD5 and TSS; Changed reporting and daily maximum effluent limits of Ammonia; Added reporting of monthly average mass and concentration and daily maximum mass loading for Ammonia; Added reporting of daily maximum mass and concentration and monthly average mass loading for Total Phosphorus; Added short-term monitoring for nutrients, requiring minimum and maximum monitoring for a preliminary TMDL research for establishing waste load allocations for point sources in the watershed; Updated footnotes, flow diagram, and Recording, Reporting and Additional Monitoring Requirements to require electronic reporting through NetDMR.

As a result of the EBPS full technical review, a new five-year term is proposed. The permit includes updated forms and the latest general conditions. Details of changes are specified in the [draft permit and fact sheet](#) which may be viewed and printed from the Department web site at: <http://www.dec.ny.gov/permits/6054.html>.

Requests for a legislative (public statement) hearing must be sent in writing to the DEC contact person below by the comment deadline. The Department assesses such requests pursuant to 6 NYCRR Section 621.8.

**Opportunity for Public Comment:** Must be submitted in writing to the Contact Person no later than Oct 18, 2019.

Contact: Teresa Diehsner, NYSDEC Headquarters, 625 Broadway, Albany, NY 12233  
(518)402-9167 [DEPPermitting@dec.ny.gov](mailto:DEPPermitting@dec.ny.gov)

## B. Staff Reports

### Ellen Rettus Planning Achievement Awards

Please consider and submit nominations. No nominations have been received yet. One is forthcoming .

### Open Enrollment Ag District No. 124

October 1 to October 30 is the Open Enrollment period to request inclusion in Greene County's Agricultural District No. 124. County has been working to get the word out- public meetings, newspaper, social media. Please help get the word out locally to landowners. Must be a viable farm operation. No limit on the number of acres. For information about tax exemption, landowners should contact local tax assessor.

### 2020 Census

County has been working to get the word out about the importance for residents to complete and return Census forms for the upcoming 2020 census. County Planning Board members will be receiving more information about this and asked to please help get the word out in their municipalities.

## 6. Planning and Zoning Referrals

It is important that referrals be complete in order to adequately review. Complete referrals include

- Completed 239 Referral Form, Project Description, Site Plan Map or Maps, Current, relevant Zoning information and Zoning Map, Relevant permits, SEQRA information/EAF, relevant Planning Board or ZBA notes.

- **19-43 Town of Catskill Placement of Shed**

**RE: Area Variance – RT 23 ROW**

No County Impact, Local Decision

Motion: Jennifer Cawein

Second: Cynthia LaPierre

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

- **19-44 Town of Catskill – DG LLC Construction of battery array**

**RE: Site Plan Review/Special Use Permit – RT 9W ROW**

Local Decision with Comments

Concerns/comments to be submitted as outlined in Staff memo including adequacy of screening, security, safety, and ability of local fire and county emergency response to handle an emergency at this facility. Need for additional fire training and emergency response, decommissioning, 100 ft of voltage line should be underground, not overhead. Questions : What are the local public benefits, if any? What is tax structure for this facility? Can battery be stored in buildings instead of containers?

NYSERDAs 'New York Battery Storage System Guidebook for Local Governments' to underscore concerns will be consulted and referenced in comments.

Motion: Arnie Cavallaro

Second: Richard Golden

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

- **19-45 Village of Athens– Zoning Law Amendment creating commercial overlay**

**RE: Amended Zoning Law – County RT 385**

Local Decision with Comment

Local law should provide a vehicle for property owners through the variance process to present a hardship case if unable to use or rent first floor for commercial purposes, providing property owners an opportunity to demonstrate a need to use property for residential purposes.

Motion: Lee McGunnigle  
Second: Mitchell Smith  
Vote: Yes: 14 No: 0 Abstain: 0 Recuse 1 Stephen Bradicich

- **19-46 Village of Hunter – Hunter EMS Facility**  
**RE: Site Plan Review/Special Use Permit – NYS RT 23A ROW**

Local decision with Comment

Recommend use of permeable/gravel pavement as parking area is so close to flood prone Schoharie Creek.

Motion: Lee McGunnigle  
Second: Jennifer Cawein  
Vote: Yes: 15 No: 0 Abstain: 0 Recuse 0

- **19-47 Town of New Baltimore – Residential Ground Mount Solar System**  
**RE: Special Use Permit – County RT 51 ROW**

No County Impact, Local Decision

Motion: George Deckers  
Second: Cynthia LaPierre  
Vote: Yes: 15 No: 0 Abstain: 0 Recuse 0

- **19-48 Town of Hunter, The Pantry**  
**RE: Site Plan Review – Village Boundary and NYS RT 23C ROW**

Local Decision with comments

New lines to existing septic? Is it adequate? Septic upgrade? DEP permit?

Are all Site Access Standards as outlined in Town of Hunter Local Law No. 11 of 2016 the Town of Hunter Site Plan Review law being met, including but not limited to is there a minimum distance of thirty-five (35) feet between proposed and existing driveways on public roads; can driveways be combined and shared to minimize the number of access points onto public roadways, is driveway and parking lot grade and width adequate and safe access is provided for emergency and service vehicles during all seasons?

Handicap access from rear gravel lot.

Motion: Elizabeth Hansen  
Second: Stephen Bradicich  
Vote: Yes: 14 No: 0 Abstain: 0 Recuse 1 Andrew Dale

Motion to Adjourn

**Motion:** Arnie Cavallaro

**Second:** Richard Golden

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

The meeting was adjourned at 7:50 PM

Respectfully Submitted  
Richard Schiafo, Secretary