



**GREENE COUNTY PLANNING BOARD**  
*Minutes of January 15, 2020 Meeting*

Attendance was taken at 6:30 PM.

Present:

Elizabeth Hansen, Cairo  
Cynthia LaPierre, Jewett  
Erik Allan, Ashland  
Mitchell Smith, Catskill V.  
Anthony Paluch, Athens T  
Jennifer Cawein, Lexington  
Carl Giangrande, Hunter V  
Richard Golden, Coxsackie V  
Andrew Dale, Hunter T  
Eva Atwood, Catskill T  
Jim Dymond, Prattsville  
Bruce Haeussler, Coxsackie T

Absent:

Thomas Poelker, Windham  
Lee McGunnigle, Tannersville V  
Jean Horn, New Baltimore  
Arnie Cavallaro, Greenville  
George Deckers, Durham  
Stephen Bradicich, Athens V

Also in attendance was Rich 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 November 20, 2019 meeting.

**Motion:** Jim Dymond

**Second:** Cindy LaPierre

**Vote:** Yes: 12 No: 0 Abstain: 0 Recuse 0

**3. Education and Training Opportunities**

**NYS Department of State Local Government Training Program**

<https://www.dos.ny.gov/lg/lut/index.html>

<https://www.dos.ny.gov/lg/lut/courses.html>

**Hudson River Estuary Program Webinars\***

- **SEQR Basics for CACs** - January 22, 2020
- **Stormwater Management** - February 26, 2020
- **Wetlands and Streams** - March 2020

**The New York Planning Federation Annual Conference, 2020 Annual Conference**  
April 19 – 21, 2020, Sagamore Resort, Bolton Landing, NY

<https://nypf.org/annual-conference/>

**Schoharie Watershed Summit**, May 2, 2020 Windham Mountain

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

411 Main Street, Suite 419  
Catskill, New York 12414

**Warren Hart**  
Director



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#### 4. Business Items

- Reappointments
- Email only –Is everyone getting the emails do we still need to mail?
- Email list update
- March Elections - Chair, Vice Chair, Secretary
- 2020 Schedule  
Reviewed 2020 Meeting Schedule  
Third Wednesday of Every Month 6:30pm  
Greene County Office Building, 411 Main Street, Catskill Room 427
- Annual Training  
Set date for Thursday April 30, 2020  
Potential topics:
  - SEQR
  - Affordable housing
  - Short term rentals
  - Ag Districts and Planning
  - Solar siting
  - Comprehensive Planning
  - New County web map
- Individual Training  
Section 239 of General Municipal Law requires that  
*Each member of a county planning board shall complete, at a minimum, four hours of training each year.*  
The Principal Planner within the Greene County Economic Development, Tourism and Planning Department tracks and document member training.  
A spreadsheet was provided outlining the training documented for each member for 2019.  
Several member identified discrepancies with the training documented to date  
County planning will send each board member the training information t has on file to be reviewed and updated by individual members.  
Boards members need to inform the Principal Planner in County Planning of the trainings they take so that training can be tracked.
- Reappointments  
4 members terms expire on March 15, 2020.  
County Planning will need a letter, meeting minutes, a resolution or some form of documentation from their respective municipalities reappointing them to the County Planning Board to be reappointed by Greene County Legislature.  
Terms expiring on March 15, 2020
  - ✓ Erik Allan
  - ✓ Andrew Dale
  - ✓ Elizabeth Hansen
  - ✓ Jennifer Cawein
- Email only. County Planning Board agenda and minutes will only be distributed by email. Paper copies will no longer be mailed unless requested. One member, Anthony Paluch, currently y does not have a working email. An agenda and minutes will be emailed to him

- Email list update. The current email list on file was circulated to be updated.
- March Elections for County Board Chair, Vice Chair, Secretary
- County Planning Board By-laws are 17 years old, last approved in 2003 and should be updated

## 5. Planning Department Reports

### A. Environmental Notice Bulletin & Grant Opportunities

#### ENB - Region 4 Notices 12/18/2019

**Applicant:** Town of Ashland

**Facility:** Ashland Wastewater Treatment Plant Along St Rte 23 & Co Rte 63 Ashland, NY 12407

**Application ID:** 4-1920-00094/00002

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

#### **Project Description:**

The (DEC) is proposing a renewal and Department Initiated Modification (DIM) to the State Pollutant Discharge Elimination System (SPDES)

Permit NY0263214, 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), and the Drinking Water Source Protection program for the Mohawk Watershed. The facility receives flow from domestic users. The treatment plant provides secondary treatment for a design flow of 0.026 MGD. Treated sanitary wastewater is discharged via Outfall 001 to the Batavia Kill, a class C(T) water. The sewage collection system consists of separate sewers. Treatment includes: settling tank, sand filtration, microfiltration, and UV disinfection. Sludge is pumped and hauled to a landfill. The following changes to the permit are proposed: low priority mercury minimization requirements were added; and, modified the reporting of ammonia (NH3) to ammonia as N. 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>

#### **State Environmental Quality Review (SEQR) Determination:**

Project is an Unlisted Action and will not have a significant impact on the environment.

A Negative Declaration is on file. A coordinated review was not performed.

**SEQR Lead Agency:** None Designated

**Opportunity for Public Comment:** Comments on this project must be submitted in writing to the Contact Person no later than **Jan 17, 2020**.

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

#### ENB - Region 4 Notices 12/11/2019

#### Negative Declaration

Greene County - The Greene County Legislature, as lead agency, has determined that the proposed Demolition of the Greene County Jail Complex will not have a significant adverse environmental impact. The action involves the complete demolition and removal of the Greene County Jail Complex structures, to include the Jail, Sheriff's Office, and D-Block structures; to include disconnection of utility services to the site, including electricity, natural gas, public water and sewer connections; to include abatement of identified hazardous asbestos containing materials and lead paint; to include site stabilization improvements, including back-filling excavations for foundation removal, site grading, drainage controls, parking improvements and access; to include public safety controls for the adjoining Courthouse facilities, including security fencing. The project is located at 80 Bridge Street in Catskill, New York.

#### The Hudson River Valley Greenway Grant Program

**Deadlines for 2020:** February 7, May 8, September 11, November 6

<https://hudsongreenway.ny.gov/grants-funding>

### B. Staff Reports

- Referral Guide Update  
Guide was last done in 2010. Will be updated in 2020
- New Referral Form

Form is be changed and will also be made into a writable PDF so it can be submitted electronically

- County Web Map – the County has launched a new County web map. A training on the map would be useful. Perhaps as part of April 30 Spring Seminar.
- Ag District Summary.  
Public Hearing for Eight-Year and Annual Review will be held on February 19, 2020.  
Requests for Inclusion, modifications and removals were reviewed. Board was given an outline of 8-year review district report and will be given a chance to review the draft report.

## 6. Planning and Zoning Referrals

### 19-55 : Village of Catskill

**Description** Village Comprehensive Plan

**Location/Address:** Village of Catskill

**Parcel ID:**

**Type of Referral:** Draft Village Comprehensive Plan

**Referring Agency:** Village of Catskill

**Reason for Referral:** Draft Village Comprehensive Plan

**Acreage:**

**Zoning:**

**Agricultural District:** There are not any Ag District No. 124 Parcels in the Village of Catskill

**Staff Recommendation:** APPROVAL WITH COMMENTS

**Motion:** Carl Giangrande

**Second:** Cynthia LaPierre

**Vote:** Yes: 11 No: 0 Abstain: 0 Recuse 1 Mitchell Smith

Draft Village Plan was emailed to all County Planning Board members to review. County Planning Staff prepared 5 pages of comments on the draft plan, which are contained in the Staff memo. The County Planning Board asked to have the comments sent to them for review.

### 20-01: Town of Catskill

**Description** Converting and addition to a garage to make into single family home

**Location/Address:** 124-128 Tool House Rd Catskill

**Parcel ID:** 171.00-1-21

**Type of Referral:** Area Variance – 24' front yard variance

**Referring Agency:** Town of Catskill

**Reason for Referral:** ROW NYS Thruway (87)

**Acreage:** 7.6

**Zoning:** Rural Residential/Agriculture

**Agricultural District:** No

**Staff Recommendation:** NO COUNTY IMPACT, LOCAL DECISION

**Motion:** Mitchell Smith

**Second:** Jennifer Cawein

**Vote:** Yes: 12 No: 0 Abstain: 0 Recuse 0

### 20-2: Town of New Baltimore

**Description** Hannacroix Solar Facility

**Location/Address:** W/S of NYS Thruway. E/S of CSX Rail Line South of New Baltimore Thruway Service Area

**Parcel ID:** 17.01-3-5 (Parcel B) Variance from maximum lot coverage requirements – will exceed maximum lot coverage requirements by 7.4% (50% Max Lot Coverage)

**Type of Referral:** Area variance Maximum lot coverage

**Referring Agency:** Town of New Baltimore

**Reason for Referral:** Area Variance, NYS 87 ROW  
**Acreage:** Parcel ID: 17.01-3-5 , Parcel B 12.87 acres, Coverage 7.39 acres (57.4%)  
**Zoning:** Did not provide  
**Agricultural District:** No

**Staff Recommendations:** NO COUNTY IMPACT, LOCAL DECISION WITH COMMENTS

Maximum lot coverage requirements are a local decision however Site Plan for Hannacroix Solar should be referred to the Greene County Planning Board for review.

**Motion:** Richard Golden  
**Second:** Jennifer Cawein  
**Vote:** Yes: 12 No: 0 Abstain: 0 Recuse 0

**20-3 Town of New Baltimore**

**Description** Hannacroix Solar Facility  
**Location/Address:** W/S of NYS Thruway. E/S of CSX Rail Line South of New Baltimore Thruway Service Area  
**Parcel ID: 17.01-3-5 (Parcel B)** Variance from setback requirement - will contain equipment with 100 feet of Parcels C and D (seeking relief from internal boundary lines)  
**Type of Referral:** Area variances – setback  
**Referring Agency:** Town of New Baltimore  
**Reason for Referral:** Area Variance, NYS 87 ROW  
**Acreage:** Parcel ID: 17.01-3-5, Parcel B 12.87 acres, Coverage 7.39 acres (57.4%)  
**Zoning:** Did not provide  
**Agricultural District:** No

**Staff Recommendations:** NO COUNTY IMPACT, LOCAL DECISION WITH COMMENTS

Internal Lot Line zoning variances are a local decision however Site Plan for Hannacroix Solar should be referred to the Greene County Planning Board for review.

**Motion:** Richard Golden  
**Second:** Jennifer Cawein  
**Vote:** Yes: 12 No: 0 Abstain: 0 Recuse 0

**20-4 Town of New Baltimore**

**Description** Hannacroix Solar Facility  
**Location/Address:** W/S of NYS Thruway. E/S of CSX Rail Line South of New Baltimore Thruway Service Area  
**Parcel ID: 17.03-2-21 (Parcel C)** Variance from setback requirement - will contain equipment with 100 feet of Parcels B and D (seeking relief from internal boundary lines)  
**Type of Referral:** Area variances - setbacks  
**Referring Agency:** Town of New Baltimore  
**Reason for Referral:** Area Variance, NYS 87 ROW  
**Acreage:**  
**Parcel ID: 17.03-2-21, Parcel C 6.39 acres , Coverage 1.96 acres (30.8%)**  
**Zoning:** Did not provide  
**Agricultural District:** No

**Staff Recommendations:** NO COUNTY IMPACT, LOCAL DECISION WITH COMMENTS

Internal Lot Line zoning variances are a local decision however Site Plan for Hannacroix Solar should be referred to the Greene County Planning Board for review.

**Motion:** Richard Golden  
**Second:** Jennifer Cawein  
**Vote:** Yes: 12 No: 0 Abstain: 0 Recuse 0

**20-5 Town of New Baltimore**

**Description** Hannacroix Solar Facility

**Location/Address:** W/S of NYS Thruway. E/S of CSX Rail Line South of New Baltimore Thruway Service Area

**Parcel ID: 17.03-2-27 (Parcel D)** Variance from setback requirement - will contain equipment with 100 feet of Parcels C and E (seeking relief from internal boundary lines)

**Type of Referral:** 5 area variances (One (1) maximum lot coverage Four (4) setbacks

**Referring Agency:** Town of New Baltimore

**Reason for Referral:** Area Variance, NYS 87 ROW

**Acreage:** **Parcel ID: 17.03-2-27, Parcel D: 48.43 acres, Coverage 16.29 acres (33.6%)**

**Zoning:** Did not provide

**Agricultural District:** No

**Staff Recommendations:** NO COUNTY IMPACT, LOCAL DECISION WITH COMMENTS

Internal Lot Line zoning variances are a local decision however Site Plan for Hannacroix Solar should be referred to the Greene County Planning Board for review.

**Motion:** Richard Golden

**Second:** Jennifer Cawein

**Vote:** Yes: 12 No: 0 Abstain: 0 Recuse 0

**20-6 Town of New Baltimore**

**Description** Hannacroix Solar Facility

**Location/Address:** W/S of NYS Thruway. E/S of CSX Rail Line South of New Baltimore Thruway Service Area

**Parcel ID: 17.03-2-5 (Parcel E)** Variance from setback requirement - will contain equipment with 100 feet of Parcel D (seeking relief from internal boundary lines)

**Type of Referral:** Area variance - setbacks

**Referring Agency:** Town of New Baltimore

**Reason for Referral:** Area Variance, NYS 87 ROW

**Acreage:** **Parcel ID: 17.03-2-5, Parcel E: 40.46 acres, Coverage 13.23 acres (32.7%)**

**Zoning:** Did not provide

**Agricultural District:** No

**Staff Recommendations:** NO COUNTY IMPACT, LOCAL DECISION WITH COMMENTS

Internal Lot Line zoning variances are a local decision however Site Plan for Hannacroix Solar should be referred to the Greene County Planning Board for review.

**Motion:** Richard Golden

**Second:** Jennifer Cawein

**Vote:** Yes: 12 No: 0 Abstain: 0 Recuse 0

Next Meeting

Wednesday February 19, 2020, 6:30pm

Motion to Adjourn

**Motion:** Mitchell Smith

**Second:** Bruce Haeussler

**Vote:** Yes: 12 No: 0 Abstain: 0 Recuse 0

The meeting was adjourned at 7:35 PM

Respectfully Submitted

Richard Schiafo, Secretary