



**GREENE COUNTY PLANNING BOARD**  
**Minutes of June 17, 2020 Meeting**  
*Held via Zoom 4:30PM*

Meeting convened at 4:35 PM.

Present:

Elizabeth Hansen, Cairo  
 Cynthia LaPierre, Jewett  
 Erik Allan, Ashland  
 Mitchell Smith, Catskill V.  
 Eva Atwood, Catskill T  
 Jennifer Cawein, Lexington  
 Carl Giangrande, Hunter V  
 Bob VanValkenburg, Coxsackie V  
 Bruce Haeussler, Coxsackie T  
 Jean Horn, New Baltimore  
 Jim Dymond, Prattsville  
 Lee McGunnigle, Tannersville V

Absent:

Stephen Bradicich, Athens V  
 Anthony Paluch, Athens T  
 Arnie Cavallaro, Greenville  
 Thomas Poelker, Windham

Also in attendance was Rich Schiafo of the Greene County Department of Economic Development, Tourism and Planning and Mark Gustavson, KATHODERAY (managing Zoom and YouTube)

**1. Roll Call**

There is a quorum of members – see above.

**2. Approval of Minutes**

Approval of the minutes of the May 20, 2020 meeting.

**Motion:** Mitch Smith

**Second:** Cynthia LaPierre

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

**3. Education and Training Opportunities**

June 23 12:00PM Stream Conservation: <https://www.dec.ny.gov/lands/120539.html>

June 23, 1:00PM Flood Resilience Handbook for Hudson River Public Access Sites  
 To Register: <https://register.gotowebinar.com/register/4725584835409964304>

June 23, 4:00PM How to Enhance Transparency in Planning Proceedings  
<https://tughill.org/2020/06/10/how-to-enhance-transparency-in-planning-proceedings-webinar-june-23/>  
 To Register:  
[https://us02web.zoom.us/webinar/register/WN\\_998O8LDGQ3WQgBkvq6odxg](https://us02web.zoom.us/webinar/register/WN_998O8LDGQ3WQgBkvq6odxg)

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

411 Main Street, Suite 419  
 Catskill, New York 12414

**Warren Hart**  
 Director



**GREENE  
 BUSINESS**



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June 24, 12:15PM

NYPF Understanding & Applying the State Environmental Quality Review Act

<https://nypf.org/>

To Register:

<http://events.r20.constantcontact.com/register/event?llr=lqr7lbpab&oeidk=a07eh4ssfene4f166dd>

June 25, 3:00PM Greene/Columbia County/DOS Webinar-Spot Zoning or Grant the Illegal Use Variance

**'Training for Planning Officials' scheduled for Thursday May 28, 2020, 5:00pm-9:00pm, Cairo has been cancelled due to COVVID19 pandemic**

Alternatively, Greene County Economic Development, Tourism & Planning and Columbia County Planning in cooperation with New York Department of State Local Government Services will be holding two planning webinars in June for county and local planning officials.

Session 2: Topic: Spot Zone or Grant the Illegal Use Variance

Date: Thursday, June 25, 2020

Time: 3:00 pm

To register go to:

<https://meetny.webex.com/meetny/k2/j.php?MTID=t35e2dbe638e9fc3d2df0c47e397a52af>

Greene County Planning will be issuing certificates for the June 4th 'Short-Term Rental' training that was done with DOS.

#### **4. Business Items**

Resignations, Vacancy, Reappointments

George Deckers, Town of Durham has resigned from the Town Board and hence from the County Planning Board. Durham has not appointed a replacement.

Andrew Dale, Town of Hunter has resigned. The Town of Hunter has not appointed a replacement

Eric Allan's reappointment paperwork has been received and is on June 17, 2020 Legislature agenda

Future Meetings

The County Planning Board would like to be able to meet in person starting with the July meeting.

Instead of Wednesday evening, the CPB would meet on Tuesday's starting with

Tuesday July 14, 2020, 6:30pm in the Legislative Chambers (so as to be able to maintain social distancing).

The CPB would like to meet on the third Tuesday of the month for the time being that public health restrictions are in place. Tuesday Aug 18, Sept 15, Oct 20 etc

Rich will investigate arrangements that need to be made to secure the Legislative Chambers and have front desk security and keep Board members posted.

#### **5. Planning and Zoning Referrals**

**20-16: Village of Coxsackie**

**Description:** Renovation of current IDA building to Pediatric offices

**Location/Address:** 270 Mansion St, Coxsackie

**Parcel ID:** 56.09-2-15

**Type of Referral:** Site Plan Review

**Referring Agency:** Village of Coxsackie Planning Board  
**Reason for Referral:** Rte 385 ROW  
**Acreage:** .63  
**Zoning:** Community Commercial -12  
**Agricultural District:** No

**Staff Recommendation:** Approve

**Motion to Approve**

Motion: Carl Giangrande

Second: Elizabeth Hansen

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

**20-17: New Baltimore**

**Description:** Bulk Propane Plant Installation

**Location/Address:** Rtes 9W and 144, Hannacroix

**Parcel ID:** 17.01-2-9

**Type of Referral:** Site Plan and Special Use Permit

**Referring Agency:** Town of New Baltimore Planning Board

**Reason for Referral:** Rtes US 9W and NYS 144 ROW

**Acreage:** 1.05

**Zoning:** Commercial

**Agricultural District:** No

**Staff Recommendation:** Approve with comment

Comment

The EAF indicates that a 'water course Culver permit' is required from both the NYSDEC and ACOE. It is presumed this is referencing a [Protection of Waters](http://www.dec.ny.gov/permits/6335.html) permit : <http://www.dec.ny.gov/permits/6335.html> for [Disturbance of The Bed or Banks of a Protected Stream or Other Watercourse](http://www.dec.ny.gov/permits/6554.html)

<http://www.dec.ny.gov/permits/6554.html> issued by the NYSDEC, [Protection of Waters Program](#)

The size and scale of the 'Site Improvement Plan' and 'Site Detail' maps submitted with the referral are difficult to read. The following comments are offered. Sickles Creek is a tributary to the Coxsackie Creek.

Protecting the integrity of the Sickles Creek and minimizing stream impacts both pre and post construction will have direct and indirect impact on protecting and restoring Coxsackie Creek.

Coxsackie Creek and its minor tributaries are Class C waterbodies with known and suspected pollutants being, in part, from storm water runoff. <https://www.dec.ny.gov/data/WQP/PWL/1301-0092.pdf>

[Stream Crossings: Guidelines and Best Management Practices](#)

The Hudson River Estuary Program with the New York State Water Resources Institute has done significant work on examining culverts in the Hudson River watershed to determine the appropriate sizing for culverts. In addition the HREP has looked at aquatic connectivity resulting from potential barriers such as dams and culverts as Fish and many other organisms use rivers and streams as pathways to move between feeding, nursery and breeding grounds.

Part of this effort included the development of a culvert capacity model by the faculty, staff, and students at Cornell University and the NYS Water Resources Institute.

The model predicts a contributing watershed area for the culvert, determines current and future (2050) peak flows in the watershed, and then compares this to the culvert capacity to estimate the current and future maximum passable storm event. The model is used for culvert replacement but may be a useful tool along with an engineering assessment in right-sizing of a culvert.

More information about this effort and the model can be found at:

<https://wri.cals.cornell.edu/hudson-river-estuary/watershed-management/aquatic-connectivity-and-barrier-removal-culvert-dams/culverts/>

Determining and constructing the culvert to an appropriate size will be important to both control flooding and in protect the long-term viability of the culvert. With more frequent and larger storms, culverts sizing should follow DEC guidance and be built perhaps to handle at least a 100-year storm

### Protecting and Restoring Stream Continuity

Right-sizing and design of the culvert as well as culvert construction that allows for aquatic connectivity. Avoiding things such as perched or shallow crossings.

Protecting and restoring stream continuity should be fundamental to designing and constructing the stream crossings. It is recommended that DEC guidance be adhered to maintain natural stream condition.

More information about protecting and restoring stream continuity can be found at:

<https://www.dec.ny.gov/permits/49060.html>

More information about aquatic connectivity and barriers can be found at:

<https://www.dec.ny.gov/lands/99489.html>

[https://www.dec.ny.gov/docs/remediation\\_hudson\\_pdf/culvertfactsheet19.pdf](https://www.dec.ny.gov/docs/remediation_hudson_pdf/culvertfactsheet19.pdf)

In addition being the project requires an ACOE permit, it may require Water Quality Certification from the DEC.

For more information, see <https://www.dec.ny.gov/permits/6546.html>

The work will occur within the riparian buffer area of Sickles Creek. For more information about protection of riparian buffer areas please visit: <https://www.nynhp.org/treesfortribsny>

**Staff Recommendation:** Motion to Approve with comments

**Motion to Approve with comments:** Jim Dymond

**Second:** Elizabeth Hansen

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

### 20-18: Village of Tannersville

**Description:** Maggies Krooked Realty Emergency Repair to structure-balcony and porch

**Location/Address:** 6000 Main St, Tannersville

**Parcel ID:** 166.17-2-11.2

**Type of Referral:** Site Plan Review

**Referring Agency:** Village of Tannersville

**Reason for Referral:** NYS Route 23A ROW

**Acreage:** .38

**Zoning:** General Business

**Agricultural District:** No

**Staff Recommendation:** Approve

**Motion to Approve:** Mitch Smith

**Second:** Cynthia LaPierre

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

Next Meeting

Tentatively Schedule for Tuesday July 14, 2020, 6:30pm (pending securing Legislative Chambers and building security.)

Motion to Adjourn

**Motion:** Mitch Smith

**Second:** Carl Giangrande

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

The meeting was adjourned at 4:57 PM

Respectfully Submitted

Richard Schiafo, Secretary