



**GREENE COUNTY PLANNING BOARD**  
**Minutes of Sept 16, 2020 Meeting**  
**Held via Zoom 6:30PM**

Meeting convened at 6:30 PM.

Present:

- Elizabeth Hansen, Cairo
- Eva Atwood, Catskill T
- Erik Allan, Ashland
- Cynthia LaPierre, Jewett
- Anthony Paluch, Athens T
- Mitchell Smith, Catskill V.
- Jennifer Cawein, Lexington
- Carl Giangrande, Hunter V
- Bob VanValkenburg, Coxsackie V
- Bruce Haeussler, Coxsackie T
- Jim Dymond, Prattsville
- Thomas Poelker, Windham
- Kiley Thompson, Durham
- Orloff Bear, Greenville

Absent:

- Stephen Bradicich, Athens V
- Lee McGunnigle, Tannersville V
- Jean Horn, New Baltimore

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 , 2020 meeting.

**Motion:** Tom Poelker

**Second:** Bruce Haeussler

**Vote:** Yes: 14 No: 0 Abstain: 0 Recuse 0

**3. Education and Training Opportunities**

• **Wetlands: Values, Threats, and Protection**

Mon-Wed, 21-23 September 2020 - 3:00pm – 4:30pm each day (with optional discussion from 4:30-5:00 daily)

The program is free-of-charge, but pre-registration is required.

Registration is available at: <https://www.surveymonkey.com/r/CWZKFPQ>

Or contact Lea Stickle at [lstickle@bard.edu](mailto:lstickle@bard.edu) or at 845-758-7053

Space is limited.

• **Wastewater Options for Small Communities**

Location: Online (please attend from a personal computer)

Date: Tuesday evening, September 29, 2020

Time: 6:00 PM – 8:00 PM (sign-in begins at 5:30 PM)

Training fee: No Charge! This course is provided through generous funding from USEPA. Space is limited so register early! Visit <https://tinyurl.com/ww09292020>

Or contact Candace Balmer at RCAP Solutions: [cbalmer@rcapsolutions.org](mailto:cbalmer@rcapsolutions.org) / call 845-332-0257

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

411 Main Street, Suite 419  
Catskill, New York 12414

**Warren Hart**  
Director



**GREENE  
BUSINESS**



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● **Meeting Local and Regional Fair & Affordable Housing Needs**

Advanced training on planning, financing, zoning, fair housing, and engaging the public on affordable housing.

Online LULA training program

Must be able to attend all dates to register

October 22, October 29, November 5, November 12, November 19 & December 3 (9:00 am – 11:00 am)

● NYSDOS Columbia County Planning and Greene County Planning: Tentative Date: Monday Oct 26th  
evening webinar :Solar Energy Systems

● **Making Progress in an Altered Landscape**

Pace Annual Conference Dec 7-10 – Registration FEE

Making Progress in an Altered Landscape and the program will focus on the ways in which communities are containing the pandemic and promoting a socially just and sustainable community. 2020 has brought many changes, one of which is shifting this year's conference to a virtual experience, but just like in previous years, participants can earn Continuing Legal Education, AICP, and land board credits. Visit our [conference page](#) for additional information and updates.

<https://law.pace.edu/annual-conference-2020> Registration opening soon!

4. Planning Department Reports

- Planning Achievement award nomination guidelines have been sent to Greene County Legislature, Town and Village Clerks and Planning and Zoning Departments. Please submit award nominations by Oct 15 for award presentation at Nov 18 Legislature meeting.
- Ag district annual review
  - Oct 1 -30
  - November 10, 2020, 6:30PM for an AFPB meeting

5. Business Items

Polled Board to possibly change October and November 2020 meeting from third Wednesday of the month to third Tuesday.

Oct 21 to Oct 20

Nov 18 to Nov 17

No objections

5. Planning and Zoning Referrals

20-30: Susan Kardos

**Description:** Development of former Agway Site for first floor commercial, second floor and second building residential units.

**Location/Address:** 95 W Bridge St Catskill

**Parcel ID:** 172.05-2-32

**Type of Referral:** Site Plan Review? Does not identify the type of review this is being submitted for

**Referring Agency:** Village of Catskill ZBA

**Reason for Referral:** NYS Route 385 ROW

**Acreage:** .91

**Zoning:** CC, R-3

**Agricultural District:** No

**Staff Recommendation: Local Decision with comments**

The application appears to be a good reuse of this site however some additional project specifics would have been helpful in review.

The submitted proposal lacks specifics on number of residential units. Site plan drawing indicate that apartments are perhaps approximately 384 sq ft (Storage Building) and 3,380 SF apartment “area” with anticipated 10-20 new residents. The average U.S. studio apartment has a square footage of 472 sq ft<sup>1</sup> The Village should make sure that size of the units meet building code requirements and consider the impact of that number of units on the surroundings, sewer and water, and parking.

The application also lacks specifics on potential use of commercial space other than mention ‘10-15 employees’ so it has hard to determine if 34± parking spaces (approx 10 spaces along front along 385, approx 23 to the rear of property) will be adequate for commercial and residential uses.

Local Board member indicated that 3 businesses are anticipated; a restaurant/café, a convenience store, and an art store.

County Board members expressed concerns about traffic impacts.

Local Board member indicated that the lot off of West Bridge is to be used for retail and rear lot off of Broome St is to be used by residents (permit only).

The Site Plan indicates ‘handicap’ parking spaces for the retail operations but there are no handicap parking spots in the rear lot for residents. Are any apartments being constructed to be handicap accessible?

It is also recommended that landscape screening be installed along the road front parking area along Rt 385. Appropriate landscape screening with native plantings is recommended.

Based on information from the Hudson Valley Natural Resource Mapper, <https://www.dec.ny.gov/lands/112137.html> , the southern portion of the site, which includes a majority of the rear parking area, is an important bat foraging area. The New York Natural Heritage Program (NYNHP) data identifies specific location where rare animals have been observed, and areas that may be used by rare animals for breeding, nesting, feeding, roosting or overwintering.

We urge the Village to proactively avoid or minimize impacts to the bat habitat and maintain habitat integrity that contributes to the long-term survival of important animal species such as bats.<sup>2</sup>

The applicant will need NYSDOT permits and perhaps DEC permits.

**Motion Local Decision with Comments:** Anthony Paluch

**Second:** Eva Atwood

**Vote: Yes: 13**

**No: 0**

**Abstain: 1 Village of Catskill rep)**

**Recuse 0**

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<sup>1</sup> <https://www.rentcafe.com/blog/rental-market/real-estate-news/us-average-apartment-size-trends-downward/>

<sup>2</sup> <https://gisservices.dec.ny.gov/gis/hvnmr/layerInfo.html#ira>

**20-31:** Bohler Engineering-Primax Properties LLC, T. Prattsville

**Description:** Subdivision and construction of Dollar General

**Location/Address:** 14163 State RT 23, Prattsville

**Parcel ID:** 74.04-1-11?

**Type of Referral:** Subdivision and Site Plan Review

**Referring Agency:** Town of Prattsville Planning

**Reason for Referral:** NYS RT 23 ROW

**Acreage:** 2.481 acres subdivided out of 8.8 acres

**Zoning:** No Zoning

**Agricultural District:** Adjacent to Ag District No. 124 Property

**Staff Recommendation:** Local Decision with Comments

These comments pertain to the Site Plan for the construction of the Dollar General.

The application indicates that the Dollar General is a 'permitted used under zoning regulation' as well as consistent with Comprehensive Plan however there are no zoning regulations. What is the applicant referring to?

The truck turn around, as depicted on the Site Plan looks questionable which is apparently similar design to other Dollar Generals in Tannersville and Cairo. It is recommended that parking be redesigned for better truck turn around.

Additionally, design and construction should fit with the rural character of the area similar to the design that was done for the Tannersville Dollar General.

Based on the fact that considerable debris, including cars was stored on this site after Hurricane Irene, there is the potential for soil contamination. Soil testing and full site investigation should be conducted to ensure that the site is free of contaminants and if contaminated follows the appropriate protocols for remediation.

A big concern for development of this property is that it lies within Zone AE as defined by FEMA as areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Mandatory flood insurance purchase requirements and floodplain management standards apply.<sup>3</sup>

Zone AE are areas that have a 1% probability of flooding every year (also known as the "100-year floodplain"), and where predicted flood water elevations above mean sea level have been established. Properties in Zone AE are considered to be at high risk of flooding under the National Flood Insurance Program (NFIP). Flood insurance is required for all properties in Zone AE that have federally-backed mortgages. Construction in these areas must meet local floodplain zoning ordinance requirements, including evidence that principle structures are above the Base Flood Elevation (BFE) as shown on the adopted FIRM maps.<sup>4</sup>

While the Town needs not be reminded, Hurricane Irene and the devastation it caused in Prattsville was not all that long ago. Intense storms and flooding have become more frequent. The development of this site and its flooding potential should be carefully considered. If the Town moves forward and approves this application, it should clearly address how construction, building and site maintenance will be occur in light of the flooding potential of this property. Flood control and stormwater management plans may be in order.

The back portion or rear of site is in the riparian buffer of the Huntersfield Creek-Schoharie Creek. This segment includes the portion of the Schoharie Creek from the Schoharie Reservoir above Huntersfield Creek (-116) to unnamed trib (-140) in Hunter. The waters of this portion of the stream are primarily Class C(T), C(TS), with short portions above the reservoir Class A and B(T).

Minor Impacts to the creek are from silt and sediment. Therefore a sediment and soil erosion control plan should be designed and implemented.

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<sup>3</sup> <https://www.fema.gov/zone-ae-and-a1-30>

<sup>4</sup> <https://plandev.countyofdane.com/floodplain/faq.aspx>

The short Environmental Assessment Form (EAF) was completed for this application. It is recommended that a Full EAF be completed.

NYS DOT and NYS DEC permits will be required.

This application did not contain a landscape plan. Careful landscaping of this site, including the possible installation of rain gardens and vegetated swales may help alleviate potential flooding issues. Appropriate landscape screening with native plantings is recommended.

The referral form indicated that a public hearing was anticipated for September 2, 2020. It is the understanding of the County Planning Board that a public hearing did not happen on this date and has not been scheduled.

If there are significant changes to this Site Plan please refer it back to the County Planning Board.

**Motion Local Decision with Comments:** Carl Giangrande

**Second:** Cindy LaPierre

**Vote: Yes: 13 No: 0 Abstain: 1 (T. Prattsville rep) Recuse 0**

20-32: V. Catskill

Description: Gasland Petroleum Proposed gasoline filling station and convenience store

Four (4) pump islands and 2,175 sq ft convenience store

Location/Address: 66-72 Maple Ave (RT 9W) Catskill

Parcel ID: 156.17-4-19, 156.17-4-20

Type of Referral: Use Variance

Referring Agency: Catskill Village Planning Board

Reason for Referral: RT 9W ROW

Acreage: .42 acres

Zoning: R-3 Commercial Residential

Agricultural District: No

**Staff Recommendation:** Local Decision with Comments

While it is up to the Village to determine if the applicant meets the use variance 4-part test, being the proposed use is not permitted in the R-3 zone it seems like it would be better to change the zoning to C-1 or CC zone where filling stations are permitted, as opposed to issuing a 'use variance.'

Is the retaining wall and fencing that is being required by the Village to address the steep grade along the projects southeastern property line effective in protecting properties that are below this elevation to the east along Walnut St? The Village should be sure that this development does not adversely affect these adjacent properties in terms of soil erosion and or stormwater runoff. A stormwater management plan may be appropriate to require.

Board members expressed concern about traffic and the need for another gas filling station so close to the other stations.

Gasland Petroleum a local wholesaler (New Paltz) looking to get into retail.

It is recommended that the Village look at this proposal with regards to the overall traffic problems along this stretch of Rt 9W particularly at the array of lights just south of this site. The applicant will need to obtain a NYS DOT permit. The application does not address ingress and egress which may be an issue when exiting the station onto 9W with the speed of oncoming traffic. Absent a traffic signal/light perhaps a safety measure may

be to only allow a right hand turn when exiting the station. Is the Village considering or pursuing another traffic light at the location of the proposed filling station?

Appropriate landscape screening with native plantings is recommended.

**Motion Local Decision with Comments:** Carl Giangrande

**Second:** Elizabeth Hansen

**Vote:** Yes: 12 No: 1 Abstain: 1 Village of Catskill rep) Recuse 0

**20-34:** Scenic Hudson Land Trust

**Description:** Installation of Park Entrance Sign that Exceeds Allowable sign size in R/A District.

**Location/Address:** 1886 River Road/CR 61

**Parcel ID:** 17.00-4-28.1

**Type of Referral:** Area Variance

**Referring Agency:** Town of New Baltimore ZBA

**Reason for Referral:** County RT 61 ROW

**Acreage:** 76.43

**Zoning:** R/A

**Agricultural District:** Yes

**Staff Recommendation:** Local Decision with comments

The information and the scale of the information submitted make it difficult to determine whether or not the placement of this sign is in the County Right- of-Way. If the new sign is outside the County's ROW and does not obstruct sight distance when exiting the property, the Greene County Highway department has no issues with it. Placement of the sign should also take into account the County's snow plowing operations and should be placed at least 8-ft from edge of pavement. The line of sight when exiting should not be adversely effected by the size and placement of the sign. If any work is done in the County Right-of-Way a County work permit will be required.

This property is in Agriculture District No. 124 and state agriculture laws should be consulted and referenced and adhered to. This sign is considerably oversized based on the Town code. It design and location should be carefully considered.

**Motion Local Decision with Comments:** Tom Poelker

**Second:** Kiley Thompson

**Vote:** Yes: 14 No: 0 Abstain: 0 Recuse 0

**20-35:** Ben& Cathy Ballone

**Description:** Requesting variances for the subdivision of property.

17.3 ' Side yard setback, 5.5 side yard setback 27.5 side yard setback, 97.9' rear yard setback

**Location/Address:** 400 Game Farm Rd. Catskill NY 12414

**Parcel ID:** 153.00-1-11

**Type of Referral:** Area Variance

**Referring Agency:** Town of Catskill Zoning Board

**Reason for Referral:** Border of Town of Cairo

**Acreage:**

**Zoning:** Rural Residential Agriculture

**Agricultural District:** No but within 500 ft of Ag District No. 124 Property

**Staff Recommendation:** Local Decision with Comments

The County Planning Board is reviewing this application regarding the requested area variances not as a subdivision. This referral did not contain an explanation that justifies the need for area variance. A written statement prepared in accordance with State law, from the applicant explaining the need for the area variances and demonstrating that the land in question meets the area variance test was not provided to the County Planning Board, however should be provided to the Town of Catskill Zoning Board in order for the Zoning Board to make a decision regarding the area variances requested.

**Motion Local Decision with Comments:** Anthony Paluch

**Second:** Bruce Haeussler

**Vote: Yes: 14 No: 0 Abstain: 0 Recuse 0**

**20-36:** Vantassel

**Description:** Requesting variances for the placement of a manufactured single family home dwelling 16.5 foot side yard variance on right, 13 ft side yard variance on left – new mobile home to be placed where existing mobile home is.

**Location/Address:** 77 Allen St. Catskill

**Parcel ID:** 156.09-5-4.2

**Type of Referral:** Area Variance

**Referring Agency:** Town of Catskill Zoning Board

**Reason for Referral:** RT 9W ROW

**Acreage:** .21

**Zoning:** Rural Residential Agriculture

**Agricultural District:** No

**Staff Recommendation:** No County Impact: Local Decision

Same footprint seems like continuation of a non-conforming use and would not need an area variance.

**Motion No County Impact: Local Decision:** Carl Giangrande

**Second:** Mitchell Smith

**Vote: Yes: 14 No: 0 Abstain: 0 Recuse 0**

**20-37:** Opportunity Developments

**Description:** Erection of Two or More Self Storage Buildings on site

**Location/Address:** 106 Flatbush Rd W. Coxsackie NY

**Parcel ID:** 29.01-1-7.2

**Type of Referral:** Site Plan Review

**Referring Agency:** New Baltimore Planning Board

**Reason for Referral:** Rt. 9W ROW

**Acreage:** 1.7, .6 developed

**Zoning:** Commercial

**Agricultural District:** No

**Staff Recommendation:** Local Decision with Comments

There was no landscape plan submitted with this application. Appropriate landscape screening with native plantings is recommended.

**Motion Local Decision with Comments:** Anthony Paluch

**Second:** Cindy LaPierre

**Vote:** Yes: 14 No: 0 Abstain: 0 Recuse 0

**20-38:** Peter Grasse

**Description:** Licensed, registered automobile repair shop/hobby shop.

**Location/Address:** 9W & Vosenkill Rd, Catskill

**Parcel ID:** 156.01-2-21

**Type of Referral:** Site Plan Review

**Referring Agency:** Town of Catskill

**Reason for Referral:** NYS Route 9W ROW

**Acreage:** 3.33

**Zoning:** Highway Commercial

**Agricultural District:** No

**Staff Recommendation:** Local Decision with Comments

Are there any small streams on-site – None showed on Hudson Valley Natural Resource Mapper . Rich will double check - None show up on mapper but does not necessarily mean there are none.

Site used to contain dumpsters – this will be an improvement

In the local review of this application the Town should consider that the parcel is part of the ‘Hudson Valley Significant Biodiversity Area’ <https://gisservices.dec.ny.gov/gis/hvnrm/layerInfo.html#sba>

There are no regulatory or permitting requirements for Significant Biodiversity Area’

Applicant is working with the County to conduct necessary review and complete necessary documentation to obtain County owned piece of property that is adjacent to this parcel.

Appropriate landscape screening with native plantings is recommended.

**Motion Local Decision with Comments:** Bruce Haeussler

**Second:** Carl Giangrande

**Vote:** Yes: 14 No: 0 Abstain: 0 Recuse 0

**20-39:** Pilatich

**Description:** Requesting variance for placement of shed. 30' side yard variance

**Location/Address:** 3161 Old Kings Road (County Rt. 47) Catskill

**Parcel ID:** 170.00-5-3

**Type of Referral:** Area Variance

**Referring Agency:** Town of Catskill

**Reason for Referral:** County RT 47 ROW

**Acreage:** 4.5

**Zoning:** Rural Ag

**Agricultural District:** No

**Staff Recommendation:** No County Impact Local Decision

**Motion** No County Impact Local Decision: Cindy LaPierre

**Second:** Jen Cawein

**Vote:** Yes: 14 No: 0 Abstain: 0 Recuse 0



Motion to Adjourn

**Motion:** Carl Giangrande

**Second:** Cindy LaPierre

**Vote: Yes: 11 No: 0 Abstain: 0 Recuse 0**

The meeting was adjourned at 7:42 PM

Next Meeting

Either Tuesday October 20 or Wednesday October 21, 2020, 6:30pm (most likely to be held virtually via Zoom)  
Rich will confirm and let Board know.

Respectfully Submitted  
Richard Schiafo, Secretary