



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

Meeting convened at 6:30 PM.

Present:

Cynthia LaPierre, Jewett
Elizabeth Hansen, Cairo
Bob VanValkenburg, Coxsackie V
Carl Giangrande, Hunter V
Bruce Haeussler, Coxsackie T
Jean Horn, New Baltimore
Anthony Paluch, Athens T
Orloff Bear, Greenville
Jim Dymond, Prattsville
Jennifer Cawein, Lexington

Absent:

Thomas Poelker, Windham
Stephen Bradicich, Athens V
Lee McGunnigle, Tannersville V
Mitchell Smith, Catskill V.
Kiley Thompson, Durham
Eva Atwood, Catskill T

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 November 17, 2020 meeting minutes.

Motion: Tony Paluch to Approve

Second: Bob VanValkenburg

Vote: Yes: 10 No: 0 Abstain: 0 Recuse 0

3. Planning Department Reports

Please pass this information along to local board that for a referral to the County Planning Board to be Complete it must include the following:

Completeness of referral:

- Complete 239 Referral form
- Site map (clear location)
- Applicable zoning law and map
- Local submission criteria as required through locally adopted codes, rules and regulations. (If local board waives submission requirements, as evidences in local codes, rules and regulations, then copy of letter from local administrator or minutes from respective board shall accompany referral.)
- Local planning board, zoning board of appeals or zoning commission report (reports may be minutes from the respective board).
- State Environmental Quality Review Act Forms- Determination.
- Supporting materials documenting the request.

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

411 Main Street, Suite 419
Catskill, New York 12414

Warren Hart
Director



**GREENE
BUSINESS**



4. Business Items

Erik Allan, Town of Ashland representative and long time County Planning Board chair has resigned from the County Planning Board. The Board will need to elect a new chair. The Town of Ashland has been notified and asked to make a new appointment to the county board.

Jim Dymond is currently the Vice Chair and has volunteered to act as Chair. Carl Giangrande volunteered to act as Vice-Chair.

Jennifer Cawein made a motion to have Jim Dymond become Chair and for Carl Giangrande to become Vice-Chair. Seconded by Beth Hansen.

Vote: Yes 10 No 0 Abstain 0 Recuse 0

Motion Carries.

5. Education and Training Opportunities

Local Government Training Program Winter Webinars

<https://www.dos.ny.gov/lg/pdf/Winter%20Webinar%20Series%20Flyer%202020-21.pdf>

Tuesday, December 22, 2020, 5 – 7 pm

Skills that Make Great Board Members

<https://meetny.webex.com/meetny/k2/j.php?MTID=t3a27b0f3d5400bf9608e341883180e57>

Tuesday, January 5, 2021, 5 – 7 pm

Planning Board Overview

<https://meetny.webex.com/meetny/k2/j.php?MTID=tfa8b91a4baccecb6e37d2ae557ed16fc>

Tuesday, January 12, 2021, 5 – 7 pm

Zoning Board of Appeals Overview

<https://meetny.webex.com/meetny/k2/j.php?MTID=t857ac9ff22ddb1311b6fc1cd78bd544f>

6. Planning and Zoning Referrals

20-50: Village of Catskill

Description: Renovation Event space and two apartments

Location/Address: 125 Water Street

Parcel ID: 156.78-3-31

Type of Referral: Site Plan Review

Referring Agency: Village of Catskill

Reason for Referral: Boundary of Catskill Creek

Acreage: .58

Zoning: Waterfront

Agricultural District: No

Dated Received: November 10, 2020

Date Complete: November 10, 2020

Staff Recommendation: Approve with comments

As this property is in a flood prone area The Greene County Planning Board support the use of permeable pavers, bioswales and other green' infrastructure techniques to minimize the impacts of flooding in this area.

The application indicates that 168 patrons are anticipated during events. There site plan calls for 12 parking spaces. Where is it anticipated that the parking capacity exists for these events? Members of the County

Planning Board were under the impression that the owners of the Book House negotiated or are talking to the County about permission to use the County parking lot for their events. Is there an agreement with the owner of 125 Water St to allow use of the County parking lot after hours and on weekends or is such a discussion occurring?

The application indicates that a Special Use Permit is required from the Village. Has this permit been issued?

Motion to accept staff recommendation: Tony Paluch
Second: Jean Horn
Vote: Yes 10 No 0 Abstain 0 Recuse 0
Motion Carries.

20-51: Town of Hunter

Description: Scribner's Catskill Lodge -Construction of 12 year-round cabins, 1 public space/amenities building, relocation and establish gravel drive. Construction /installation of on-site wastewater treatment system and water treatment system

Location/Address: Scriber Hollow Road

Parcel ID: 164.00-2-56

Type of Referral: Site Plan Review

Referring Agency: Town of Hunter

Reason for Referral: Boundary of Village of Hunter

Acreage: 13.00

Zoning: No Zoning

Agricultural District: No

Date of Initial Submittal: November 10, 2020

Date Referral Complete: December 7, 2020

7 Standard 536 sf cabins
4 Delux 766 sf (Bedroom annex) 1 is ADA Cabin
Suite three cabin suite totalling 1611 sf
Aall have bath/stove
"Amenity Building' 2200 sf

Staff Recommendation: Local Decision with comments

The application indicates that due to a new on-site wastewater treatment system/septic Discharge that this proposal was sent to NYCDEP in October 2020 for review. Did the Town receive feedback from DEC? This approval of this application will be conditional based on the review of both DEP and NYSED for the septic discharged and stormwater management. Was the use of 'green Infrastructure' considered, permeable pavers? bioswales etc -to minimize stormwater runoff to the greatest extent possible to protect the nearby Red Kill.

Motion to accept staff recommendation: Jennifer Cawein
Second: Carl Giangrande
Vote: Yes 10 No 0 Abstain 0 Recuse 0
Motion Carries.

20-52: Town of Catskill

Description: Jacobs-Area Variance to construct a shed

30 foot front yard variance

Residential Dead end lane, last house on lane no other traffic passes no other home adjacent to proposed area of construction for at least 250feet

Location/Address: 102 Park Lane, Leeds

Parcel ID: 138.07-5-13

Type of Referral: Site Plan Review
Referring Agency: Town of Catskill Zoning Board
Reason for Referral: Boundary of Town of Athens
Acreage:
Zoning: Moderate Residential
Agricultural District: No
Date of Initial Submittal: November 30, 2020
Date Referral Complete: November 30, 2020

Staff Recommendation: No County Impact, Local Decision

Motion to accept staff recommendation: Cyndi LaPierre
Second: Beth Hansen
Vote: Yes 10 No 0 Abstain 0 Recuse 0
Motion Carries.

20-53: Village of Coxsackie

Description: Collocation of Verizon antennae and lines on existing tower
Installation of cellular antennas and related equipment on an existing self support tower and the installation of equipment at grade

Location/Address: 193 Mansion St, Coxsackie

Parcel ID: 56.10-02-26 (56.10-2-26)

Type of Referral: Site Plan Review and Special Use Permit

Referring Agency: Village of Coxsackie Planning Board

Reason for Referral: NYS RT 385 ROW

Acreage:

Zoning: Mixed Residential

Agricultural District:

Date of Initial Submittal: December 1, 2020

Date Referral Complete: December 8, 2020

Staff Recommendation: Approve with Comments

The parcel identification number is incorrect. The correct number is (56.10-2-26)

Motion to accept staff recommendation: Tony Paluch

Second: Cyndi LaPierre

Vote: Yes 9 No 0 Abstain 1 Recuse 0

The County Planning Board has 19 members and therefore needs to have at least 10 members present at its meetings to have a quorum. At the October 20, 2020 meeting there were ten (10) members present to review this application. There was a motion to 'Approve' this application, with nine (9) members voting to accept the motion to 'Approve'; however one (1) member needed to rescue himself. Therefore based on the assumption that the County Planning Board voting requirements are the same as Town and Village Planning Boards, requiring the majority of the fully constituted board to vote in the affirmative, the motion failed and the County Planning Board is not able to take any formal action on this application. In other words the County Planning Board did not have a quorum majority vote of its full board to pass a formal recommendation of 'Approval' on this application.

Motion did not carry.

20-54: Town of Catskill

Description: Keicher, Special Use Permit for redevelopment for apartment building, and demolishing of second building. Property has two unoccupied buildings. 1 apartment will be removed, the other will be 'rehabilitated' and contain four apartments.

Location/Address: 14 Pony Lane

Parcel ID: 156.10-1-29

Type of Referral: Special Use Permit

Referring Agency: Town of Catskill Planning Board

Reason for Referral: NYS RT 385 ROW

Acreage:

Zoning: Moderate Residential

Agricultural District:

Date of Initial Submittal: December 2, 2020

Date Referral Complete: December 2, 2020

Staff Recommendation: Approve

Motion to accept staff recommendation: Carl Giangrande

Second: Tony Paluch

Vote: Yes 10 No 0 Abstain 0 Recuse 0

Motion carries

20-55: Village of Catskill

Description: Gasland

2175 SF gas station/convenience store- with 4 pumps islands (8 fueling positions), 15 parking spaces

Location/Address: 66-72 Maple Avenue

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

Type of Referral: Site Plan Review

Referring Agency: Village of Catskill Planning Board

Reason for Referral: RT 9W ROW

Acreage: .42 acres

Zoning: R-3, Use variance was granted

Agricultural District: No

Date of Initial Submittal: December 2, 2020

Date Referral Complete: December 7, 2020

Staff Recommendation: Local Decision with Comments

Traffic Analysis

Board members expressed concern about traffic impacts.

While the traffic analysis provided concluded that there will be increase in traffic and that a traffic signal is not needed and not recommended, the location of a near gas station/convenience store at this site will impact traffic movement and traffic patterns. The Board was interested to know if the Village has received any feedback from NYSDOT regarding the traffic analysis that was done.

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. The 'Vehicle Maneuvering Plan' depicts that the driveway used for egress will be going north, making a right turn out of the facility, however there is no clear indication that there will be 'No Left Turn' when exiting the station. In addition there is concern about vehicles heading southbound on RT 9W making a left turn into the site. It seems a left hand turn lane may be necessary. Absent a traffic signal/light

a safety measure should only allow a right hand turn when exiting the station as well as either prohibiting left hand turn into the site from the south bound side or as installing a left hand turn lane.

Stormwater

It is recommended that the Site Plan approval provide clear language for the operation and maintenance of the Hydrodynamic Separators. Additionally there should be clear language for training and operation of the of the drainage system that is designed to prevent runoff from being discharged off-site, in the event of a spill.

Were green infrastructure' option considered for use in management of stormwater such as rain gardens, permeable pavers, bioswales.

Wastewater

Has a determination been made that the Catskill Wastewater Treatment Plan can handle the additional wastewater created by the facility?

Landscaping

Appropriate landscape screening with native plantings is recommended.

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.

Motion to accept staff recommendation: Tony Paluch

Second: Jim Dymond

Vote: Yes 10 No 0 Abstain 0 Recuse 0

Motion carries

Motion to Adjourn

Motion: Tony Paluch

Second: Carl Giangrande

Vote: Yes: 10 No: 0 Abstain: 0 Recuse 0

The meeting was adjourned at 7:30 PM

Next Meeting

Wednesday January 20, 2021 6:30pm (most likely to be held virtually via Zoom).

Respectfully Submitted,
Richard Schiafo, Secretary