



GREENE COUNTY PLANNING BOARD
Minutes of March 17, 2021 Meeting
Held via Zoom 6:30PM

Meeting convened at 6:34 PM.

Present:

Cynthia LaPierre, Jewett
Robert VanValkenburg, Coxsackie V
Bruce Haeussler, Coxsackie T
Kiley Thompson, Durham
Carl Giangrande, Hunter V
Mitchell Smith, Catskill V.
Orloff Bear, Greenville
Jim Dymond, Prattsville
Eva Atwood, Catskill T
Jennifer Cawein, Lexington
Jean Horn, New Baltimore

Absent:

Lee McGunnigle, Tannersville V
Elizabeth Hansen, Cairo
Thomas Poelker, Windham
Stephen Bradicich, Athens V
Anthony Paluch, Athens T

Also in attendance:

Rich Schiafo, Greene County Dept of Economic Development, Tourism and Planning

1. Roll Call

There is a quorum of members – see above.

2. Approval of Minutes

Approval of the February 17, 2021 meeting minutes.

Motion: Jennifer Cawein

Second: Carl Giangrande

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

3. Planning Department Reports

4. Business Items

Training for Spring 2021

Every Spring we co-host an annual training seminar with Columbia County Planning and the NYS Department of State Division of Local Government Services. There are a number of webinars currently available across the State. Rich circulates these via a growing emails distribution list of local planning and zoning board members across the County. In addition DOS has recorded webinars that can be used for training.

<https://www.dos.ny.gov/lg/lut/recorded-webinars.html> These can be helpful to new planning board members

Thoughts on webinars we would like to have DOS to present this spring (2021):

1. Zoning –we have a handful of communities that do not have zoning a couple of them are grappling with whether to develop a zoning code and want to learn more about the pros and cons of zoning- zoning alternatives- grappling with growth with and without zoning

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

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Catskill, New York 12414

Warren Hart
Director



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Additionally -- a basic intro training on the planning and zoning process --from how applications are generated to how they move through the Planning/Zoning process-

Perhaps it is possible to have a combined training -- to address municipalities considering zoning as well as planning and zoning process

2. Comprehensive Planning
3. Short term rentals. We did this training last June (2020). If the course has changed perhaps we should do it again. If it's basically the same members can watch last years it as it is posted on our website:
<https://www.greenegovernment.com/departments/planning-and-economic-development/training-presentations>

We will aim for a late May early June date for trainings.

Potential courses: <https://www.dos.ny.gov/lg/lut/courses.html> (Not all topics are available via webinar)
<https://www.dos.ny.gov/lg/lut/recorded-webinars.html>

People in Durham are also interested in learning more about creating a local Farm Market. Lexington may be able to help based on their experience.

5. Education and Training Opportunities

March 22, 2021 12:00 – 1:00 PM **Technical Talks: Historic Windows**, Preservation League of NYS Sparking Recovery Through Preservation Virtual Series Course: To register: <https://www.preservenys.org/sparking-recovery-through-preservation?bbejrid=1823877573&bbemailid=28150519&bblinkid=247503589>

March 23, 1:00-2:15pm, **Critical Environmental Areas** Hudson River Estuary Program Conservation and Land Use 101 webinar [Click here to register](#)

March 24, 2021 2:00 – 4:00 PM **Tips for Regulating Telecommunications Facilities**, Southern Tier West Local Government Conference 2021 Webinar Series Course: To register: https://us02web.zoom.us/webinar/register/WN_Caac3Eq1Rqu6Y_vw2IO8_Q

March 31, 2021 2:00 – 3:00 PM **Innovations & Best Practices for Planning/Zoning Boards**, Southern Tier West Local Government Conference 2021 Webinar Series Course: To register: https://us02web.zoom.us/webinar/register/WN_Q1nOy1AGRKeIBdCFThHsQ

April 13, 2021, 2:00 – 4:00 PM Livingston County Planning & Zoning Workshop, **Planning and Zoning: An Introduction**, To register: <https://meetny.webex.com/meetny/k2/j.php?MTID=t1aed417cab6c1b8cc52de3ca421abb22>

April 27, 2021 2:00 – 4:00 PM Sullivan County Planning & Zoning Workshop Course: **Stormwater Regulation for Local Review Boards**, To Register: <https://meetny.webex.com/meetny/k2/j.php?MTID=t65cea00f985de7b72de32efd79978078>

April 28, 2021 2:00 – 3:00 PM, **Board Members Municipal Ethics**, Southern Tier West Local Government Conference 2021 Webinar Series Course: To register: https://us02web.zoom.us/webinar/register/WN_zvSvUHDhTmqmc7_JfGx4VA

2021 Schoharie Watershed Summit

Virtual Session #1—Saturday, March 20th, 2021 (9:00am-11:15am)

Virtual Session #2—Saturday, April 17th, 2021 (9:00am-10:00am)

Virtual Session #3—Saturday, May 1st, 2021 (9:00am-11:45am)

For more information and to register:

<https://gcsxcd.com/swp/eo/sw-summits>

See NYSDOS Training web page for training webinars listed below:

<https://www.dos.ny.gov/lg/pdf/LGTrainingSchedule.pdf>

Grant Opportunities

Hudson River Estuary Program Grants

Approximately \$350,000 is available for four categories of local projects and programs to support planning for:

- Hudson River shoreline communities to adapt land uses and decision-making to factor in climate change, flooding, heat, drought, and sea-level rise projections;
- Making water infrastructure more resilient to flooding and/or sea-level rise;
- Watershed and source water management planning; and
- Conservation of natural resources by creating a natural resources inventory, open space inventory/index, open space plan, conservation overlay zone, open space funding feasibility study, or connectivity plan.

Applications are due June 2, 2021, 3:00PM

<https://www.dec.ny.gov/lands/5091.html>

https://grantsgateway.ny.gov/IntelliGrants_NYSSGG/module/nvsgg/goportal.aspx?NavItem1=3

Questions may be directed to HREPGGrants@dec.ny.gov

Hudson River Valley Greenway - Greenway Planning and Trails Grants Programs

- *Greenway Planning Grants* are open to municipalities that have adopted a local board resolution to become a designated “Greenway Community” and who do not have a currently open grant in this program.
- *Greenway Compact Grants* are open to municipalities that have adopted an approved Greenway Compact Plan and who do not have a currently open grant in this program.
- *Greenway Trail Grants* are open to municipalities and not-for-profit corporations and who do not have a currently open grant in this program.

Due Dates: Grant applications for all three programs are due on these dates in 2021: May 7, Sep 10, & Nov 8.

Applications, Guidelines, and Scoring Criteria may be found here: <https://hudsongreenway.ny.gov/grants-funding>. The applications have been updated from previous years and no older applications will be accepted.

Questions may be directed to grants@hudsongreenway.ny.gov

A free stranding Short-term rental law was referred by Lexington’s attorney and was returned indicating that the County Planning Board does not review free standing laws, only Planning and Zoning laws or proposed amendments to zoning. Some discussion and uncertainty as to whether or not moving forward Lexington will need to amend its zoning law regarding short term rental.

6. Planning and Zoning Referrals

21-12Mar: Town of Catskill

Description: Edwin Rose Construction of front porch on 2 family dwelling.

Location/Address: 110 Green Lake Road

Parcel ID: 138.06-4-1

Type of Referral: Area Variance, 8 foot front yard variance

Referring Agency: Town of Catskill Zoning Board

Reason for Referral: 500 feet of Boundary of Athens

Acreage: .63

Zoning: Moderate Density

Agricultural District: No within 500 feet but no requirements for area variance

Date of Initial Submittal: 2.17.21

Date Referral Complete: 2.17.21

21-12

Recommendation: No County Impact or intermunicipal impact, Local Decision

Motion to accept recommendation: Mitchell Smith

Second: Kiley Thompson

Vote: Yes 11 No 0 Abstain 0 Recuse 0

21-13Mar: Town of New Baltimore

Description: Solar Generation: Installation of 6.4 MW DC Community Solar array- Project Oriole.

Location/Address: 13800 RT 9W Hannacroix NY 12087

Parcel ID: 17.01-2-21, 170.01-2-30

Type of Referral: Site Plan Review and Special Use Permit

Referring Agency: Town of New Baltimore Board

Reason for Referral: RT 9W ROW

Acreage: 17.01-2-21, **23.57 acres**, 170.01-2-30, **26.42 acres** 49.993, 36.56 proposed action/disturbed *

Zoning: Commercial and Rural Residential Ag

Agricultural District: No

Date of Initial Submittal: 2.18.21

Date Referral Complete:

Recommendation: Incomplete - Additional Information Needed For Review

A letter from Crawford & Associates Engineering, PC dated Nov 13 2020 (page 2) indicated that site plan information was still needed (based on Article VII of the Town of New Baltimore Zoning Law Per chapter 112, Section 112.32)

If the Town received this information, it was not submitted with the referral

3. Site plan in accordance with Article VII of the Town of New Baltimore Zoning Law. Per Chapter 112, Section 112-32. Major site plan application content, we find the following information still needed:
 - i. Site plan should identify the name and address of all applicants and owners.
 - ii. Location and ownership identification of all adjacent lands as shown on the latest tax records.
 - iii. Location, width and identification of all existing and proposed rights-of-way, easements, setbacks, reservations and areas dedicated to public use on or adjacent to property.
 - iv. Name and width of existing adjacent roads.
 - v. Existing contours with labels and identify areas with slopes greater than 15'¼.

- vi. Grading plan.
- vii. Location, type of construction and area of all parking.
- viii. Location of any outdoor storage.
- ix. Location of fire lanes and other emergency zones.
- x. Location, design, and construction materials of all energy generation and distribution facilities.
- xi. Location, size, design and type of construction of all proposed permanent signs.
- xii. Location and development of all proposed buffer areas, including existing and proposed vegetative cover.
- xiii. Location and design of existing and proposed outdoor lighting fixtures.
- xiv. Record of applications and approval status of all necessary permits from federal, state, county and local offices.
- xv. Estimated project construction schedule.

In addition a visual assessment and lighting plan were not submitted

Also as indicted by Crawford, per the NYSDEC SPDES General Permit GP-0-20-001, soil disturbance of one (1) or more acres of land, will require a Stormwater Pollution Prevention Plan (SWPPP) that includes erosion and sediment control plan, as well as post-construction stormwater management practices. A draft SWPPP has been provided to the Planning Board for review. No SWPPP was submitted with referral.

Has Site Plan been referred to local Fire Dept; to NYS DOT as suggested by Crawford - Any response?

21-13

Recommendation: Incomplete - Additional Information Needed For Review

Motion to accept recommendation: Cyndi LaPierre

Second: Jim Dymond

Vote: Yes 11 No 0 Abstain 0 Recuse 0

21-14: Village of Athens

Description: Local Law amending the zoning law concerning the mixed use/waterfront district (MU/W)

Location/Address: 2 First Street, Athens, NY 12105

Parcel ID: Village-wide

Type of Referral: Zoning Law Amendment

Referring Agency: Athens Village Board

Reason for Referral: Zoning Law Amendment

Acreage: Village wide

Zoning: Mixed Use/Waterfront District

Agricultural District: No

Date of Initial Submittal: 2.28.21

Date Referral Complete: 3.1.21

About a year ago a C&D facility was proposed on the Athens waterfront. A moratorium was put in place. The new Village Comp Plan strongly encouraged that no new industrial uses be allowed in that Mixed/Use-Waterfront zone. The amendment deletes all reference to Industrial and a re-write of the purposes to make it clear industrial use and any references to it were removed.

Recommendation: Approve

Motion to accept recommendation: Carl Giangrande

Second: Kiley Thompson

Vote: Yes 10 No 1 Abstain 0 Recuse 0

21-15: Village of Athens

Description: Local Law Repealing Moratorium.

Repeal of a Local Law Imposing a Temporary Six-Month Moratorium on Special Use Permits and Site Plan Review for Parcels Located Within the Waterfront or Mixed Use/Waterfront Districts

Location/Address: 2 First Street, Athens, NY 12105

Parcel ID: Village-wide

Type of Referral: Moratorium, Local Law repealing moratorium

Referring Agency: Athens Village Board

Reason for Referral: Border of Town of Athens

Acreage: Village wide

Zoning: Mixed Use/Waterfront District

Agricultural District:

Date of Initial Submittal: 2.28.21

Date Referral Complete: 2.28.21

Recommendation: Approve

About a year ago a C&D facility was proposed on the Athens waterfront. A moratorium was put in place. The amendment repeals the moratorium

Motion to accept recommendation: Mitchell Smith

Second: Jennifer Cawein

Vote: Yes 11 No 1 Abstain 0 Recuse 0

21-16: Town of Hunter

Description: Absolute Towing Huckleberry Station Storage Adding 22 relocatable storage units to the existing 25 storage units. Proposed units: Two (2) 10' x 20' and Twenty (20) 10' x 10'

Location/Address: 5733 & 5737 Route 23A

Parcel ID: 182.00-1-8.2

Type of Referral: Site Plan Review

Referring Agency: Town of Hunter Planning Board

Reason for Referral: w/i 500 of Tannersville boundary, State Rte 23A ROW, 500' of state/county land with public building (state land adjacent)

Acreage: 1.4

Zoning: Multi-use / existing approved storage units

Agricultural District: No

Date of Initial Submittal: 3.5.21

Date Referral Complete: 3.10.21

Recommendation: No County Impact, Local Decision

Motion to accept recommendation: Kiley Thompson

Second: Jennifer Cawein

Vote: Yes 11 No 0 Abstain 0 Recuse 0

21-17: Town of Catskill

Description: Development of a motorcycle repair shop: John Iannace

Location/Address: 5265 RT 32 Catskill NY 12414

Parcel ID: 153.00-2-6

Type of Referral: Site Plan Review
Referring Agency: Town of Catskill Planning Board
Reason for Referral: State Rte 32 ROW
Acreage: 13
Zoning: H.C. /RA
Agricultural District: No
Date of Initial Submittal: 3.12.21
Date Referral Complete: 3.13.21
Recommendation: Local Decision with Comments

Site plan approval and development should take into consideration the potential impact to the 1.7 acres of Freshwater Forested/Shrub Wetland (NWI) and the potential requirements for wetland delineation and federal permitting as the proposed building is less than 300 feet from wetland, septic field less than 250 feet

Additional the site is an important Bat foraging area and hence should be considered in site plan approval and development.

Additional concerns voiced by Planning Board members:

- Potential noise impacts and making sure the neighbors are ok with this application. Shop operations should adhere to Chapter 123 Noise of the Catskill. Perhaps the Town should set hour of operations to avoid any potential noise problems between the hours of 10:00 p.m. and 7:00 a.m. as outlined in Chapter 123.

Ensure that the facility adhere to all NY laws, registration permits etc for operating a motor vehicle garage NYS DOT Motor Vehicle Repair Shop Regulations

<https://dmv.ny.gov/forms/cr82.pdf>

Ensure that the state Vehicle and Traffic Law is addressed which states that all repair shop applicants shall provide appropriate certification or documentation from the municipality where the repair shop is located that the facility is in compliance with applicable zoning and planning regulations, fire regulation and building codes.

<https://dmv.ny.gov/forms/vs146.pdf>

Ensure that the facility complies with all environmental compliance regulations particularly oil containment. Information on NYSDEC Used Oil Regulations can be found at:

https://www.dec.ny.gov/docs/materials_minerals_pdf/usedoilqg.pdf

The facility should also consult the *Environmental Compliance, Pollution Prevention and Self-Assessment Guide for Vehicle Maintenance Shops* a compliance guide offered by the NYSDEC Pollution Prevention Unit to assist businesses and institutions in New York State with environmental regulations, better waste management and waste minimization methods.

<https://www.dec.ny.gov/chemical/48884.html>

https://www.dec.ny.gov/docs/permits_ej_operations_pdf/vehiclemaint.pdf

Motion to accept recommendation with additional comments: Mitchell Smith

Second: Bruce Haeussler

Vote: Yes 11 No 0 Abstain 0 Recuse 0

Motion to Adjourn

Motion: Kiley Thompson

Second: Jean Horn

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

The meeting was adjourned at 7:17 PM

Next Meeting

Wednesday April 21, 2021 6:30pm (most likely to be held virtually via Zoom).

Respectfully Submitted,
Richard Schiafo, Secretary

