



GREENE COUNTY PLANNING BOARD
Minutes of May 19 2021 Meeting
Held via Zoom 6:30PM

Meeting convened at 6:38 PM.

Present:

Cynthia LaPierre, Jewett
Jean Horn, New Baltimore
Elizabeth Hansen, Cairo
Robert VanValkenburg, Coxsackie V
Kiley Thompson, Durham
Carl Giangrande, Hunter V
Orloff Bear, Greenville
Jim Dymond, Prattsville
Eva Atwood, Catskill T
Jennifer Cawein, Lexington
Anthony Paluch, Athens T

Absent:

Lee McGunnigle, Tannersville V
Mitchell Smith, Catskill V.
Thomas Poelker, Windham
Bruce Haeussler, Coxsackie T

Also in attendance:

Rich Schiafo, Greene County Dept of Economic Development, Tourism and Planning
Nancy Poylo, Village of Athens new appointment to County Planning Board, pending GC Legislative approval
Doug Senterman, Town of Hunter new appointment to County Planning Board, pending GC Legislative approval

1. Roll Call

There is a quorum of members – see above.

Welcome back Doug Senterman, Town of Hunter new appointment to County Planning Board, pending GC Legislative approval. Introduced himself. Non-voting until approved.

Nancy Poylo, Village of Athens new appointment to County Planning Board, pending GC Legislative approval. Non-voting until approved.

2. Approval of Minutes

Approval of the April 21, 2021 meeting minutes.

Motion: Cyndi LaPierre

Second: Jen Cawein

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

3. Planning Department Reports

County sponsored trainings coming up on June 3 and June 10

June 3 – Comprehensive Planning

June 10 Introduction to Zoning

DOS training site is undergoing changes.

Registration information is posted on Greene Count website

<https://www.greeneconomy.com/departments/planning-and-economic-development/training-presentations>

4 hours of training per year required by law. Can use training for both county and local boards. If more than 4 hours training hours will carry over to following year.

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

411 Main Street, Suite 419
Catskill, New York 12414

Warren Hart
Director



**GREENE
BUSINESS**



DiscoverGreene.com

Please send completed training info to Rich when training is completed so training hours can be tracked. Can send certificate or email verification form training provider.

An email was sent earlier today inquiring as to what municipalities are undergoing Comprehensive planning. DOS is curious as it will help their training. Lexington.

Trainings are open to the public –so others involved or interested in planning and zoning may participate in the webinars even if they are not on a local or county board.

4. Business Items

Does Board have preference for Zoom vs in-person meetings. Upside to Zoom is that we have had a quorum every month for the past year. When we meet in person it is hit or miss. Current Executive Order goes through June 9, 2021 (Note was since extended to June 16,2021). Legislation is being considered at the State level to allow for public meetings to be held via video conference technology.

If EO is not extended or legislation not passed, we will not have a choice but to meet in person again. In the meantime we will continue to meet via Zoom.

5. Education and Training Opportunities

May 20, 2021 , 6:00pm-8:00pm, **County Referral** Ostego County Planning & Zoning Workshop

May 25, 2021 10:00 am-11:30am **OPEN MEETINGS LAW VIRTUAL TRAINING REGISTER**

May 27, 2021, 4:00pm-5:30pm, **SEQR: The Short EAF** Chenango County Planning & Zoning Workshop

June 2, 2021 5:30pm-7:00pm, NYSERDA Webinar Series **Battery Energy Storage Systems: Key Considerations for Local Governments, Zoning and Permitting**

June 3, 2021 4:00pm to 6:00PM, **Comprehensive Planning**, Greene and Columbia County Planning Workshop **REGISTER**

June 8, 2021 9:00am-11:00am, **Comprehensive Planning & Revising Zoning** Southern Tier Central Planning & Zoning Workshop

June 10, 2021 4:00-6:00pm, **Zoning: An Introduction**, Greene and Columbia County Planning Workshop **REGISTER**

June 16, 2021 5:30pm-7:00pm, NYSERDA Webinar Series Battery Energy Storage Systems: Decommissioning and End of Life Considerations

June 30, 2021 5:30pm-7:00pm, NYSERDA Webinar Series Battery Energy Storage Systems: Taxation and Assessments

Grant Opportunities

Round XI of the Regional Economic Development Council

The 2021 funding round includes more than \$750 million

In addition to economic development initiatives, eligible project types include:

- wastewater treatment improvement,
- non-agricultural nonpoint source abatement and control,
- land acquisition for source water protection,
- salt storage,
- aquatic habitat connectivity restoration,

- floodplain or wetland restoration to increase climate resilience,
 - natural resources inventory (NRI),
 - smart growth comprehensive planning,
 - local waterfront revitalization program,
 - Increasing natural resiliency to the effects of climate change,
 - Reducing future flood-risk, including by relocating or retrofitting critical infrastructure,
 - Rightsizing culverts and bridges,
 - Reducing vehicle miles traveled (VMT),
 - Facilitating food scraps recycling at municipal facilities
- CFA Resources can be found at <https://regionalcouncils.ny.gov/>

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_NYSGG/module/nysgg/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

6. Planning and Zoning Referrals

21-19: Village of Hunter

Description: Herout Dermenjian Construction of wine shop and studio on existing foundation

Location/Address: 7719 Main Street Village of Hunter

Parcel ID: 164.11-2-6.2
Type of Referral: Site Plan Review
Referring Agency: Village of Hunter Planning Board
Reason for Referral: State Rte 23A ROW
Acreage: .12
Zoning: Village Business District
Agricultural District: No
Date of Initial Submittal: 3.19.21
Date Referral Complete: Incomplete

Recommendation: Local Decision with comments

Site Plan submitted still does not conform to local Zoning Law that outlines Site Plan requirements. The Site Plan submitted does not identify:

- *Existing water courses, wetlands, FEMA floodplains, landscaping and vegetative cover;*
- *Location, use and height of all existing and proposed buildings including those on contiguous properties.*
- *All existing and proposed means of vehicular ingress and egress to and from the site and onto public streets;*
- *Design and construction materials of all parking and truck loading areas;*
- *Provision for pedestrian access;*

There is no indication or explanation of proposed parking for the shop or the studio apartment, or ingress and egress from NYS Rt 23A. Presuming work will be done in the right-of way an NYS permit will be necessary.

The entire parcel is in 100-yr floodplain and in-part in the floodway, even though building on an existing foundation, flood prevention measures that address the potential for flooding should be considered.

There are also wetlands on the site not indicated on Short EAF.

Motion: Local Decision with comments

Motion: Cyndi LaPierre

Second: Tony Paluch

Vote: Yes: 10 No: 0 Abstain: 1 Recuse 0

Recommendation: Local Decision with Comments

21-27: Town of Catskill

Description: Special Use Permit for installing pet crematorium. (Installation of a gravel drive and gravel pad for 2 shipping containers that will contain a freezer and pet crematorium. No office or visitors on site.)

Location/Address: Olympus Palace Rd.

Parcel ID: 171.00-2-25

Type of Referral: Special Use Permit

Referring Agency: Town of Catskill Planning Board

Reason for Referral: I-87 / Rt 9W ROW

Acreage: 206.5

Zoning: Rural Residential Agriculture (RA)

Agricultural District: No but within 500 feet –Ag Data Statement

Date of Initial Submittal: 4.19.21

Date Referral Complete: 4.19.21

Recommendation: Local Decision with Comments
Impacts to neighbors should be carefully considered

The parcel is not in Agricultural District No. 124 however it is within 500 feet of an Ag District parcel and therefore will require the preparation of an Ag Data Statement as required under NYS Agriculture and Markets Law - AGM § 305-b.

There are state licenses and permits required for pet crematoriums.

Pet Crematoriums need as license from DOS

Crematoriums are also required to obtain an air permit or air facility registration from DEC based on their emissions.

I imagine it is an unlisted action under SEQRA and therefore only the Short form EAF was completed but I would think for this project the Full EAF would be appropriate

Crematoriums are listed in local code Section 160-10 as a 'special use' in RA district

If a Special Use permit is approved, a Site Plan review referral would need to come back to GCPB.

Motion: Approve with Comments

Motion: Carl Giangrande

Second: Kiley Thompson

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

21-28: Town of Catskill

Description: Apple Reality Holding LLC (The Ranch)

Special Use Permit for recreational park, go carts batting cage, mini golf.

Location/Address: 5389 RT 32

Parcel ID: 136.00-8-46.1

Type of Referral: Special Use Permit

Referring Agency: Town of Catskill Planning Board

Reason for Referral: RT 32 ROW

Acreage: 3.04

Zoning: Highway Commercial (HC)

Agricultural District: No

Date of Initial Submittal: 4.29.21

Date Referral Complete: 4.30.21

Recommendation: Local Decision with Comment

The referral form indicates that there will be a miniature golf facility as part of this application, however there is no mini golf seen on the site plan submitted.

The proposed parking area appears to be quite significant. A gravel permeable surface will help with stormwater runoff. Other green infrastructure elements, such as rain garden can be used to help manage stormwater.

It is suggested that long term maintenance of stormwater elements be part of the approval.

The application does not address the type of go-carts that will use; gas powered or electric.

Electric go-carts can offer many advantages over gas-powered from added speed to reduced noise and other potential nuisance related issues.

<https://www.k1speed.com/blog/electric-vs-gas-go-kart.html>
<https://www.rpmraceway.com/about-us>
<https://mb2raceway.com/2019/09/why-electric-racing-is-better-than-gas/>
<https://autobahnspeed.com/gas-vs-electric-go-kart-best/#:~:text=Electric%20karts%20are%20better%20at,key%20when%20exiting%20a%20turn>

Proximity of residences? Place will get loud.

Some additional landscaping/greenery on site may help address noise.

Motion: Local Decision with Comment

Motion: Kiley Thompson

Second: Beth Hansen

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

21-29: Town of Catskill

Description: Emil Mizzi (Scampi Miramar) Construction of cabin and sidewalk

Location/Address: 327 Malden Ave. Palenville

Parcel ID: 184.00-6-23

Type of Referral: Area Variance

Referring Agency: Town of Catskill Zoning Board

Reason for Referral: Rt 23A ROW

Acreage: 0 .74

Zoning: MD

Agricultural District:

Date of Initial Submittal: 4.30.21

Date Referral Complete: 4.30.21

Application was confusing as referral form did not coincide with site plan submitted. Turn out

According to code enforcement officer the front property line is actually the centerline of Malden Avenue so that is where setbacks are measured from. The elevated walkway on site is 30' off said front property line which necessitates a 20' Front Yard Area Variance from the 50' open Front Yard Requirement. Similarly, the treehouse on site is 46' off the front property line (which is the centerline of road as previously discussed) which necessitates a 4' Front Yard Area Variance from the 50' open Front Yard Requirement.

Also, the code enforcement officer pointed out that both structures already exist and were found to have been built without a building permit for which a Violation was issued. In addition, for information sake, the treehouse was being used as an Airbnb rental.

Additionally a scanned 8"x11" site plan was submitted with the referral. Turned out the original site plan map was 11"x17" so the plan provided was not to scale and measurements did not make sense.

Recommendation: Local Decision with comment

With future referrals please ensure that the drawing and the application submitted are consistent and explanatory. Being the County does not have the benefit of an explanation from the applicant, in the future 239

referrals should include drawings that are consistent with and applicable to the referral and the application submitted. In addition as is required under GML Section 239 please submit any and all relevant zoning board minutes, notes, decisions and enforcement actions.

Motion: Local Decision with comment

Motion: Cyndi LaPierre

Second: Jim Dymond

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

Please register for June 3rd and June 10th webinars.

Motion to Adjourn:

Motion: Bob Van Valkenburg

Second: Kiley Thompson

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

The meeting was adjourned at 7:35 PM

Next Meeting

June 16, 2021 6:30pm (most likely to be held virtually via Zoom).

Respectfully Submitted,
Richard Schiafo, Secretary