



GREENE COUNTY PLANNING BOARD

Minutes of June 16, 2021 Meeting

Held via Zoom 6:30PM

Meeting convened at 6:33 PM.

Present:

Cynthia LaPierre, Jewett
Jean Horn, New Baltimore
Elizabeth Hansen, Cairo
Bruce Haeussler, Coxsackie T
Kiley Thompson, Durham
Carl Giangrande, Hunter V
Orloff Bear, Greenville
Jim Dymond, Prattsville
Eva Atwood, Catskill T
Jennifer Cawein, Lexington
Mitchell Smith, Catskill V.
Nancy Poylo, Athens V.
Doug Senterman, Hunter T.

Absent:

Lee McGunnigle, Tannersville V
Anthony Paluch, Athens T
Thomas Poelker, Windham
Robert VanValkenburg, Coxsackie V

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 May 19, 2021 meeting minutes.

Motion: Jim Dymond

Second: Carl Giangrande

Vote: Yes: 13 No: 0 Abstain: 0 Recuse 0

3. Planning Department Reports

Our spring training for planning and zoning board members, that we co-host with Columbia County and with NYSDOS Local Government Trainings was done via webinar again this year due to COVID. (DOS is still working remotely)

We held two, two-hour webinars, one on 'Comprehensive Planning' (on June 3rd) and the other 'Zoning: An Introduction' (on June 10th)

Both of these topics were recommended by County Planning Board members.

70 people registered for the 'Comprehensive Planning' webinar and 61 attended: 45 from Columbia County, 1 from Ulster County and only 13 from Greene County (2 County Planning Board members) plus Rich S. and the Columbia County planner

68 people registered for 'Zoning: An Introduction' 43 attended: 30 from Columbia County, 5 from Ulster County and only 6 from Greene County (0 county planning board members)(plus Rich S. and the Columbia County planner)

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

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Warren Hart
Director



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Please note that DOS did not have an introductory course on zoning and Rich S. worked with them to specifically develop a course because our County planning board requested it., The webinars were recorded and I plan to post them on the Greene Government Planning web page.

Next year perhaps surveying local planning and zoning boards for training topic suggestions.

Reminder: send Rich S certificates of trainings you do.

4. Business Items

5. Education and Training Opportunities

Upcoming Trainings

June 22, 2021, Spot Zoning or Grant the Illegal Use Variance, Rockland County Planning, 7pm to 9pm

https://dos.ny.gov/events?f%5B0%5D=filter_term%3A2716

July 20, 2021 'Online Tools for Conservation Planning in the Hudson Valley' 1:00pm – 2:15pm

<https://www.dec.ny.gov/lands/120539.html>

6. Planning and Zoning Referrals

21-30: Town of Coxsackie

Description: Lot Line Adjustment Local Law: A local law amending the Town Code/Subdivision Law to include review and approval Lot Line Adjustments to be streamlined

Location/Address: 56 Bailey Road, Coxsackie, NY

Parcel ID: Town-wide

Type of Referral: Local Law

Referring Agency: Town of Coxsackie Town Board

Reason for Referral: Local Law

Acreage:

Zoning:

Agricultural District: Yes

Date of Initial Submittal: 5.19.21

Date Referral Complete: 5.19.21

Recommendation: Local Decision with Comments

Lot Line adjustments should be submitted to the County Clerk. It is recommended that the Town contact the County Clerk for required documents and fees

Motion: Local Decision with comments

Motion: Cyndi LaPierre

Second: Mitchell Smith

Vote: Yes: 12 No: 0 Abstain: 1 Recuse 0

21-31: Town of New Baltimore

Description: Residential Ground Mount Solar in excess of size allowed by code

Location/Address: 1780 River Road West Coxsackie

Parcel ID: 17.00-4-26

Type of Referral: Special Use Permit

Referring Agency: Town of New Baltimore Planning Board

Reason for Referral: County Route 61 ROW

Acreage: 14.41

Zoning: R/A

Agricultural District: No but within 500 feet

Date of Initial Submittal: 5.26.21

Date Referral Complete: 6.11.21

Recommendation: Approve

Motion: Approve

Motion: Mitchell Smith

Second: Carl Giangrande

Vote: Yes: 13 No: 0 Abstain: 0 Recuse 0

21-32: Town of Athens

Description: Verizon Wireless Small Cell Facility. Installation and operation of a small cell facility including a 46'6" wooden utility pole with a small cell antenna on the top of such pole, for a total height of 50'. Lease area is 10' by 10' (100 sq ft)

Location/Address: 1293 Schoharie Tpke Athens

Parcel ID: 87.00-1-29

Type of Referral: Site Plan Review

Referring Agency: Town of Athens Planning Board

Reason for Referral: NYS Thruway ROW

Acreage: .01

Zoning: Hamlet

Agricultural District: No

Date of Initial Submittal: 5.27.21

Date Referral Complete:

Recommendation: Local decision with comments

In the future please submit full-size drawings with referrals for site plan review and SEQRA related documents.

Motion: Local Decision with Comment

Motion: Carl Giangrande

Second: Bruce Haeussler

Vote: Yes: 13 No: 0 Abstain: 0 Recuse 0

21-33: Town of Athens

Description: Peckham Industries Inc. is proposing the relocation of the existing visual screening berm at our PARCO facility from its current location behind the office/garage building to an area adjacent to Schoharie Turnpike; remaining on PARCO property

Location/Address: 763 Schoharie Tpke Athens

Parcel ID: 104.00-4-27.2

Type of Referral: Site Plan Review

Referring Agency: Town of Athens Planning Board

Reason for Referral: County RT 28 (Schoharie Turnpike) ROW

Acreage: No but adjacent to (check Athens Local law) Ag data statement

Zoning: Light Industrial 2

Agricultural District:

Date of Initial Submittal: 6.1.21

Date Referral Complete: 6.7.21

Recommendation: Approve

Motion: Approve

Motion: Cyndi LaPierre

Second: Mitchell Smith

Vote: Yes: 13 No: 0 Abstain: 0 Recuse 0

21-34: Town of Catskill

Description: 25' x 40' addition to food storage building. 25 foot front yard area variance

Location/Address: 117 Cauterskill Ave.Catskill

Parcel ID: 171.07-4-3

Type of Referral: Area Variance

Referring Agency: Town of Catskill Zoning Board

Reason for Referral: Cauterskill Ave –County Rte 30

Acreage: 1.78

Zoning: R.A.

Agricultural District: No

Date of Initial Submittal: 6-2-21

Date Referral Complete: 6-2-21

Recommendation: No County Impact, Local Decision

Motion: No County Impact, Local Decision

Motion: Carl Giangrande

Second: Bruce Haeussler

Vote: Yes: 13 No: 0 Abstain: 0 Recuse 0

21-35: Town of Catskill

Description: Smith, Placement of third sign

Location/Address: 3 Fyke Road

Parcel ID: 171.07-8-18

Type of Referral: Area Variance

Referring Agency: Town of Catskill Zoning Board

Reason for Referral:

Acreage:

Zoning: GC

Agricultural District: No

Date of Initial Submittal: 6-2-21

Date Referral Complete:

Recommendation: Local decision with comments

This referral was very unclear. 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 the 'General Description of proposed project', please provide clear information as to what is being proposed. For example. "A front yard variance of 6 feet is being sought for the placement of a third sign" The site plan submitted only shows two signs. 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 comments

Motion: Carl Giangrande

Second: Bruce Haeussler

Vote: Yes: 13 No: 0 Abstain: 0 Recuse 0

21-36: Town of Hunter

Description: Deer Mountain Inn Addition of 4 Cabins and 1 Airstream to expand accommodations for guests.

This is replacing a previously presented plan for 8 additional cabins. Construction of three one bedroom cabins, one two bedroom cabin, and one bedroom airstream unit (temporary) to supplement the Inn to accommodate overnight guests. To develop a SWPPP to treat and attenuate stormwater flow.

Location/Address: 790 County Route 25, Haines Falls
Parcel ID: 150.00-3-8
Type of Referral: Site Plan Review
Referring Agency: Town of Hunter Planning Board
Reason for Referral: County Rte 25 ROW
Acreage: 19.64 acres, 1.61 acres approved
Zoning: Commercial
Agricultural District: No
Date of Initial Submittal: 6-7-21
Date Referral Complete:

Recommendation: Local decision with comments

In the future please submit full-size drawings with referrals for site plan review.

Motion: Local decision with comments

Motion: Mitchell Smith

Second: Carl Giangrande

Vote: Yes: 12 No: 0 Abstain: 1 Recuse 0

21-38: Town of Prattsville

Description: Enactment of Site Plan Review Moratorium

Enactment of a local law establishing a 6-month moratorium on the approval of

Location/Address:

Parcel ID: Town-wide

Type of Referral: Moratorium

Referring Agency: Prattsville Town Board

Reason for Referral: Moratorium

Acreage:

Zoning: None

Agricultural District:

Date of Initial Submittal: 6-15-21

Date Referral Complete: 6-15-21

Recommendation: Approve

Motion: Approve

Motion: Doug Senterman

Second: Cyndi LaPierre

Vote: Yes: 12 No: 0 Abstain: 1 Recuse 0

Motion to Adjourn:

Motion: Mitchell Smith

Second: Kiley Thompson

Vote: Yes: 13 No: 0 Abstain: 0 Recuse 0

The meeting was adjourned at 7:19 PM

Next Meeting

July 21, 2021 6:30pm (most likely to be held in-person at 411 Main Street Catskill. Current Executive Order allowing remote meeting expires July 5, 2021 and seems unlikely it will be extended again)

Respectfully Submitted,
Rich Schiafo, Secretary