



## **GREENE COUNTY PLANNING BOARD**

### **Minutes of October 20, 2021 Meeting**

**6:30PM**

\*Consistent with the new provision (Chapter 417 of the Laws of 2021) signed by Governor Kathy Hochul on September 2, 2021 this meeting is being held both in-person and virtually via Zoom. Members of the public could attend in-person to participate or view the meeting on the Greene County YouTube Channel:

[https://www.youtube.com/channel/UC0mwTvJUZ\\_XyhJ83epMPFpQ/live](https://www.youtube.com/channel/UC0mwTvJUZ_XyhJ83epMPFpQ/live); but will not be able to participate virtually.

Meeting convened at 6:35 PM.

#### **Present:**

##### **In Person:**

Elizabeth Hansen, Cairo  
Kiley Thompson, Durham  
Orloff Bear, Greenville  
Robert VanValkenburg, Coxsackie V  
Cynthia LaPierre, Jewett  
Nancy Poylo, Athens V.  
Mitchell Smith, Catskill V  
Jim Dymond, Prattsville  
Thomas Poelker, Windham

#### **Absent:**

Lee McGunnigle, Tannersville V  
Jean Horn, New Baltimore  
Doug Senterman, Hunter T.  
Anthony Paluch, Athens T  
Eva Atwood, Catskill T

#### **Via Zoom:**

Bruce Haeussler, Coxsackie T  
Jennifer Cawein, Lexington  
Carl Giangrande, Hunter V

#### **Also in attendance:**

Rich Schiafo, Greene County Economic Development, Tourism and Planning

#### **1. Roll Call**

There is a quorum of members (12) – 9 in person. 3 via Zoom see above.

#### **2. Approval of Minutes**

Approval of the September 15, 2021 meeting minutes.

**Motion:** Cynthia LaPierre

**Second:** Bob VanValkenburg

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

#### **3. Planning Department Reports**

Ag District No. 124 Request for Inclusion period October 1 to October 30, 2021

#### **3. Business Items**

A request was made to have a U.S. flag in the conference room (evidently there used to be one), for Pledge of Allegiance prior to meetings.

**Ellen Rettus Planning Achievement Awards** – will be presented at the beginning of the November 17, 2021 Greene County Legislature

1. Foreland
2. Durham Connect
3. Cairo Development Foundation (CDF)
4. Windham Manor

Carl agreed to present the awards

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

411 Main Street, Suite 419  
Catskill, New York 12414

**Warren Hart**  
Director



**GREENE  
BUSINESS**



DiscoverGreene.com

#### 4. Education and Training Opportunities

October 21, 2021 6-8PM

Webinar: *The Code: What Every Local Officials Should Know About the Uniform Fire Prevention & Building Code*

October 25, 2021 Time: 6-8PM

Genesee-Finger Lakes Regional Planning Commission Planning & Zoning  
Webinar: *ZBA Overview*

October 26, 2021 Time: 5:00-7:00PM

Dutchess County Planning & Zoning  
Webinar: *Reframing the Debate – Why We Need to Build More Housing*

October 26, 2021 Time: 6:00-8:00PM

Genesee-Finger Lakes Regional Planning Commission Planning & Zoning  
Webinar: *Site Plan Review*

October 27, 2021 Time: 12:00-1:30PM

Genesee-Finger Lakes Regional Planning Commission Planning & Zoning  
Webinar: *Skills That Make Great Board Members*

November 4, 2021 Time: 5:00-7:00PM

Chemung, Steuben, Schuyler County Planning & Zoning  
Webinar: *Vacancy: Strategies and Tools for Local Governments*

November 10, 2021 Time: 5:00-6:30PM

Dutchess County Planning & Zoning  
Webinar: *County Referral – A DOS Overview of GML 239 & Dutchess County Highlights*

November 15, 2021 Time: 6:00-8:15PM

Washington County Planning & Zoning Webinar  
Webinar: *County Referral/ Public Meetings & Hearings*

To REGISTER See DOS Fall 2021 Training Schedule:

[https://dos.ny.gov/events?f%5B0%5D=filter\\_term%3A2716](https://dos.ny.gov/events?f%5B0%5D=filter_term%3A2716)  
<https://dos.ny.gov/system/files/documents/2021/09/lgtrainingschedule.pdf>

**Southern Tier West Fall Planning & Zoning Training Webinars series.**

To register on-line visit: <https://www.southerntierwest.org/on-line-training.html>

**NYS DOS Online Interactive Courses and Recorded Webinars**

<https://dos.ny.gov/training-assistance>

**Hudson River Estuary Conservation and Land Use Webinar Series**

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

**New York Planning Federation Recorded Webinars**

<https://nypf.org/services/>

#### **Grant Funding**

##### **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](mailto:grants@hudsongreenway.ny.gov)

Town of Lexington recently passed a resolution to become part of the Greenway, which was approved by the Greenway Council.

**Catskill Park Community Smart Growth Program**

For the implementation of capital projects that apply smart growth principles in communities located wholly or partially within the Catskill Park.

Previously provided funded for:

- comprehensive plans,
- strategic investment plans,
- revision of land use regulations,
- stormwater management plans, and
- qualified capital improvement projects.

The program seeks to enhance the connection of residents and visitors to the area's exceptional natural resources.

<https://www.dec.ny.gov/lands/49210.html>

**6. Planning and Zoning Referrals**

**21-46** Town of Catskill Colman Self Storage

**Description:** Expansion of existing self-storage units consisting of four new 20' x 180' storage buildings

**Location/Address:** 4524 Rt. 32 Catskill NY 12414

**Parcel ID:** 185.00-3-16

**Type of Referral:** Site Plan Review

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

**Reason for Referral:** RT 32 ROW

**Acreage:** 4.00 (.97 acres disturbed)

**Zoning:** H.C./RA

**Agricultural District:**

**Date of Initial Submittal:** 8.27.21

**Date Referral Complete:** 9.15.21

The proposal is an expansion of an existing use. Application indicates that the new structures will not result in any development near residential structures or require the clearing of any landscape screening. The nearest occupied residential structure to the proposed storage buildings will be over approximately 350 ft.

**Recommendation: Local Decision with Comments**

Are silt fence and grading adequate to address stormwater discharge flows to adjacent properties?

How many self-storage units are there? Traffic impacts? The application does not contain any information about the hours for the facility or anticipated vehicle traffic use.

While it is commendable that LED lighting will used, will there be any deleterious lighting impacts to neighboring properties?

**Motion to accept recommendation:**

Mitchell Smith

**Second:**

Kiley Thompson

**Vote:**

**Yes: 12**

**No: 0**

**Abstain: 0**

**Recuse 0**

## 21-48 T. of Windham Draft Comprehensive Plan, Informal Review

**Description:** Town of Windham Draft Comprehensive Plan (Update from 2002 Plan)

**Location/Address:** Windham

**Parcel ID:** NA

**Type of Referral:** 'Unofficial' Referral for informal comments on Draft Comprehensive Plan. Windham still needs to undertake SEQRA review before a formal referral can be made.

**Referring Agency:** Town of Windham

**Reason for Referral:** Informal comments on Draft Comprehensive Plan

The Plan is well written, sets obtainable goals and objectives, and includes a plan for implementation and action. The Town of Windham is to be commended for their efforts to develop this Comprehensive Plan. The following comments/ recommendation are offered as part of this informal review by the Green County Planning Board.

### 3.0 Community Profile

#### Demographic Profile

Some is available more 2020 US Census Data by the end of this year. Depending on when the Plan will be finalized, the Plan could potential be more up to date by using the current 2020 Census data US Census 2020 Housing data coming out at the end of this year – may want to incorporate being Plan will not be finalized until 2022.

### 4.0 Natural Resources

#### Resiliency – Flooding

The Plan does a nice job of summarizing key recommendations for flood hazard mitigation.

The Plan also recognizes that flooding has historically been a problem in Windham, and continued efforts need to be made to reduce the impacts of flooding and improve resiliency.

The Plan also points out that CD Lane Park was built for flood control purposes as part of a Batavia Kill Watershed project I, in response to several major flooding events however in 2011 the park sustained considerable damage from Hurricane Irene, and was virtually unusable for years.

However what does not seem to be clear is what steps Windham plans to take in the future to address resiliency and flooding.

With more frequent and worsening storms it is suggested that the Plan outline specific recommendations from the Flood Hazard Mitigation Plan, NY Rising Community Reconstruction Plan and Local Flood Analysis that will result in natural resource and economic resiliency.

Perhaps one of the most critical issues that needs to be addressed locally to better protect natural resources is the fact that there are currently no local laws in place to regulate the density, placement or type of development on steep slopes and ridgelines.

### 5.0 Housing

Pg. 26 5.2 has 1990 and 2010 housing price data. Anything more current?

*The seasonal nature of Windham's housing stock, along with other factors, has resulted in inflated housing prices. In 1990, the median house price in Windham was \$117,400 and rose 86% to \$218,529 by 2010 (compared to only \$180,500 for Greene County). Is there 2020 or more recent data that can be used?*

From the second quarter of 2020 the median home price rose from \$200,000 to \$285,000 in the second quarter of 2021.

In Greene County, for example, the median sales price rose from **\$207,000** during the first quarter of 2020 to **\$267,000** during the first quarter of 2021 -- a 29% increase in just one year. Is a footnote in order recognizing the possible impacts of the COVID-19 pandemic?

Based on the text in Chapter 5 it would seem that short-term rental would be listed on pg. 28 under **5.4 Issues & Opportunities**

While the Plan clearly indicates that Windham has an aging population and housing and services for that population need to be addressed, one of the Plan overarching goals is to “Provide a range of housing opportunities” In order to retain and attract housing for all populations particularly young families, it is recommended that the Plan address the broader topic of age-friendly housing and associated the need for associate services such as child care.

<https://www.aarp.org/livable-communities/info-2014/creative-age-friendly-housing-options.html>

*Age-friendly or livable communities have walkable streets, housing and transportation options, access to key services and opportunities for residents at all life stages to participate in community activities.*

[https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Age\\_Friendly](https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Age_Friendly)

In Section 10.0 Plan Implementation the promotion of the development of affordable workforce housing for middle-income residents is identified as an Objective of Goal No. 2 Provide a wide range of housing opportunities for residents by improving the affordability and quality of local housing.

It is recommended that section 5.0 specifically identify and address the need for workforce housing. While “affordable housing” tends to refer to lower-income residents (usually those below the median income), the term “workforce” generally includes those that are of middle income, (at or above the median income) who are not typically the target of, or eligible for, housing subsidized by the Low-Income Housing Tax Credit (LITHC). Specifically, workforce housing targets households earning between 80%-120% Area Median Income (AMI). In Greene County this would include any households earning between \$45,337 and \$68,006 annually. Source: ESRI

Affordable housing will be an important element in the creation of a local zoning code that is inclusionary and will provide for a variety of housing opportunities’.

#### Accessory Dwelling Units (ADUs)

In an effort to provide more affordable housing the Town may want to consider the adoption of an Accessory Dwelling Units (ADU) Local Law to permit ADU’s in primary and second homes that are full-time owner-occupied. An ADU could be constructed as either an interior, attached, or detached unit such as being built above a detached garage.

### 6.0 Economic Development

In 2018, the Town of Windham's median household income was estimated to be \$52,143 Pg. 33. More current statistics will be available prior to the adoption of the Plan

*6.4 Issues and Additional recreational and cultural opportunities are desired by both visitors and local residents, particularly those that solidify Winhdam's reputation as a family-friendly destination. Windham ( Winhdam) is misspelled.*

Pg. 33 – Add Greene County Economic Development, Tourism and Planning (GCEDT&P)

### 7.0 Transportation & Utilities

It is recommended that the Plan acknowledge and provide consideration of the changing transportation infrastructure in New York. There are continued efforts to electrify the transportation system. It is recommended that the Town consider planning for electric vehicles and electric vehicle charging stations, both within the community and for municipal government operations.

On pg., 37 under Complete Streets & Walkability the Plan indicates that

Improving pedestrian safety and walkability throughout Windham was identified as a pressing need in the survey, as was providing bike lanes on area roadways. It is recommended that the Town convene a Complete Streets Committee/Working group to develop a Complete Streets policy to be adopted by the Town Board that can address designated bike routes additional sidewalks and/or improved shoulders are needed.

<https://www.cdtcmo.org/page/66-programs/complete-streets/71-complete-streets-resources>

<https://www.dot.ny.gov/programs/completestreets>

<https://www.dot.ny.gov/programs/completestreets/planning>

pg. 39

What is a “privately owned public water supply systems.”?

Pgs. 39 to 41

Pg. 41 indicates the Plan that “The town’s existing sewer system is in good condition, and has adequate capacity to accommodate existing development as well as future growth. Additional connections to the sewer system should be encouraged, particularly in areas where septic systems are prone to failure.”

It is recommended that in the section on water and sewer the Plan clearly provide specifics regarding current usage, and capacity

### **8.0 Communities Facilities**

It is recommended that the Plan recognize and incorporate some of the regional planning work going on in the Catskills. In 2020 through a partnership of the NYSDEC, the NYCDEP, the Catskill Center and Catskill Watershed Corporation the Greater Catskill Region Comprehensive Recreation Plan was finalized. The Plan serves as a reference document for to help guide future recreation decisions and to help make it easier for a wide range of visitors to enjoy the region’s natural and cultural resources. The Plan is a culmination of an inventory of regional recreational assets, review of related plans in the four-county planning area, assessment of trends in national outdoor recreation research, and a collection of feedback from regional recreation providers and the public.

Last October (2020) the NYSDEC formed the Catskill Strategic Planning Advisory Group (CAG) which is currently working on recommendations for strategies, actions, and tactics to advise DEC on how to balance critical issues associated with increased public use in the Catskill Park in order to protect the area's natural resources for future generations. The CAG is charged to make recommendations by the end of 2021.

It is recommended that the Plan recognize that in addition to widespread acquisition of land being used to protect water quality, it is that widespread land acquisition that is helping to preserve and protect the scenic and natural beauty that attracts residents and visitors alike to Windham. The importance of this scenic and natural beauty is recognized through the Plan.

Pg. 6-7 – outdoor recreation and scenic/natural beauty

Pg. 6 48.65% full-time resident – choose Windham because of natural beauty

Pg. 30 The local economy in Windham is primarily based on tourism and outdoor recreation.

Pg. 31 Over the years, members of the Greater Windham Chamber of Commerce have also worked hard to boost the summer tourism business, and promote the natural and scenic beauty of the area.

There have been over use issues in local recreational areas. It is recommended that the Plan recognize that overuse has resulted in local concerns about parking and trash.

As previously pointed out it is recommended that the Plan address the ‘livability’ of Windham by looking comprehensively at age-friendly planning and providing the necessary services, such as child care which will be a major factor in attracting and keeping young families in Windham.

## 9.0 Land Use and Planning

In the section is recommend you provide reference to Greece County Agricultural District No. 124. There are 31 parcels in Windham that are part of the Ag District covering more than 1575 acres.

The Plan may also want to recognize that Greene County does have a Right-to Farm law.

See attached spreadsheet print out of Windham Ag District parcels

Agriculture is identified as 3% of Windham Land Use. What types of agriculture remains in Windham? In what ways can Windham promote small agri-business?-

Pg. 53

GIES should be GEIS.

The Plan clearly outlines the need for regulation of short-term rentals and the need for additional/updated land use controls to regulate the density, placement or type of development on steep slopes and ridgelines including as zoning. To achieve the goals set forth in the plan the Town is encouraged to move forward these measures.

## 10.0 Plan Implementation

Pg. 58

Goal 2 – ADUs

Pg. 59 Goal 3

It is recommended that the word ‘limited’ be added.

**3.5** Improve “limited” public access to streams and lakes for fishing and paddle sports.

**3.6** Encourage “limited” public access to protected lands for recreational purposes

It is recommended that the Plan recognize and address some of the overuse of recreational facilities, particular the state recreational facilities.

Below are some comments/recommendations regarding items identified in the Action Plan.

17. Develop a town-wide Natural Resources Inventory to identify critical environmental areas and key viewsheds. The County Planning Board supports the development of a local NRI. There are resources and assistance available from the state to do so. DEC assistance

[Conservation and Land Use Program for the Hudson River Estuary Watershed - NYS Dept. of Environmental Conservation](#) Based on Plans priorities it is suggested that this be made make a ‘short term’ objective instead of a ‘long term’ one.

The Greene Land Trust in partnership with Cornell Cooperative Extension of Columbia and Greene Counties and Hudson recently completed a [Natural Resource Inventory for Greene County](#) as well as a series of natural resources maps. It is suggested that the Town Comprehensive Plan cite and use as planning and development tool until its own NRI is complete.

Goal #5: Promote economic development, diversify the economy, and strengthen the local workforce.

24. Coordinate local & regional economic development agencies to improve local access to and utilization of existing economic development programs and financial resources. Add GCED, T &P and GCEDC as partners.

Pg 64

Goal #6: Maintain and Improve exiting community facilities & public infrastructure, and continue to provide essential services to Town residents.

28. Commission a broadband study and pursue grants to improve access to high-speed internet service.

Is a study necessary? Does enough information already exist? Perhaps the recent County survey contains enough data. Perhaps another more localized survey? Add U. S. and NY elected representatives as partners. It is recommended that Windham look at what Durham Connect did in the Town of Durham

Goal #7: Improve local transportation facilities and expand bicycle and pedestrian networks. Consider convening a Complete Streets Committee or Working Group to create and adopt a Complete Streets Policy

Action Plan

There are recommendations for a number of committees to be formed to address topics such as zoning, short-term rentals, recreation etc. Perhaps the Town could establish one overarching committee or to coordinate the implementation and action elements of the Plan, of which there can be working groups to address specific topic address. Continues efforts to include the community with an active public participation program will be important to the successful implementation of the Plan.

Emerging Issues

There are a number of emerging issues in the planning field that the Town may want to incorporate into its comprehensive planning:

- Sustainability/Energy Efficiency/Renewables
- The changing transportation infrastructure – the electrification of transportation
- Equity
- Public Health
- Resilience (Community, Natural Disasters, Economic)

**Recommendation:** Informal Comments to be submitted to Windham Comp Plan Committee

**Motion to accept recommendation:** Bob VanValkenburg  
**Second:** Nancy Poylo  
**Vote:** **Yes: 12**      **No: 0**    **Abstain: 0**      **Recuse 0**

**21-49** Town of Catskill Timothy Jones

**Description:** Construction of garage. Parcel in two zones, Garage will be in RA Zone

**Location/Address:** 856 RT 23A, Catskill

**Parcel ID:** 170.03-1-23.112

**Type of Referral:** Area Variance 50' back yard Variance

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

**Reason for Referral:** NY State RT 23A ROW

**Acreage:** 1.5 acres

**Zoning:** HC/RA

**Agricultural District:** No

**Date of Initial Submittal:** 9.23.21

**Date Referral Complete:** 9.23.21

**Recommendation:** Disapprove

Based on the information the County has this garage is proposed to be built on property owned by A. Davis, parcel 'A', ID No : 170.03-1-23.12 not property owned by T. Jones, Parcel 170.03-1-23.112.

The County has received a recorded map of the planning board approving a lot line revision, however no deed conveying the depicted parcel "A" from Davis to T. Jones has been recorded. See map attached.



The deed depicting the lot line adjustment has not been filed with the County which needs to be done prior to approval of the area variance.

Once lot line adjustment maps are approved and recorded, the deeds to convey the lands must get filed. Once the deed is filed, it is recommended that the Catskill Zoning Board resubmit this referral.

**Motion to accept recommendation:** Kiley Thompson  
**Second:** Mitchell Smith  
**Vote:** Yes: 12 No: 0 Abstain: 0 Recuse 0

**21-50** Town of Hunter Mark Landsman Hunter Pantry  
**Description:** Change office space to a retail cheese shop  
**Location/Address:** 7261 Rt 23A Hunter New York 12442  
**Parcel ID:** 164.00-3-24.12  
**Type of Referral:** Site Plan Review  
**Referring Agency:** The Town of Hunter Planning Board  
**Reason for Referral:** State Rt 23A ROW  
**Acreage:**  
**Zoning:**  
**Agricultural District:** No  
**Date of Initial Submittal:** 10.7.21  
**Date Referral Complete:** 10.12.21

**Recommendation: Local Decision with Comments**

Lighting is not an issue

The proposed parking is unclear. Will there be just the 4 parking spaces in the front or will more spaces be added in the rear of the building. The plan shows 10 spaces in rear? However it is not mentioned in 'Project Narrative'. Additional parking is a good idea and recommended. Parking is of further concern due to the spoil over parking from the Brewery next store.

Is existing septic adequate?

There is limited menu of prepared foods. Will foods be prepared on-site?

Food prep on-site – There are no kitchen facilities identified on the Plan use of commercial kitchen? Grease traps?

There are no trash/recycling/dumpsters facilities shown on Plan

Are any changes in traffic patterns anticipated?

NYSDOT permit and perhaps DOH permitting?

The SEQR form is unsigned.

In the future please submit applicable zoning map and applicable sections of local site plan and zoning laws including local submission criteria as required through locally adopted codes, rules and regulations. (If local board waives submission requirements a copy of letter from the local administrator or minutes from respective board should accompany referral.). Additionally please submit any local planning board, zoning board of appeals report (reports may be minutes from the respective board).

**Motion to accept recommendation with amendments:** Kiley Thompson  
**Second:** Cyndi LaPierre  
**Vote:** Yes: 12 No: 0 Abstain: 0 Recuse 0

**21-52** Village of Tannersville Hunter Foundation/The Pantry on Main  
**Description:** Repurposing former strip mall into a Market, Restaurant, Air BNB and Rental Units. To be purchased from the Hunter Foundation.  
**Location/Address:** 6022 Main Street Tannersville NY  
**Parcel ID:** 166.17-2-46  
**Type of Referral:** Site Plan Review

**Referring Agency:** Village of Tannersville

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

Existing or proposed ROW of any stream or drainage channel owned by the county or for which the county has established channel lines.

**Acreage:** .52

**Zoning:** Central Business District, Historic District

**Agricultural District:** No

**Date of Initial Submittal:** 10.12.21

**Date Referral Complete:**

Concerns expressed that AirBnBs (short-term rentals) are an increasing problem.

There is possibly consideration and potential to provide workforce housing.

**Recommendation:** Incomplete - Additional Information Needed for Review, Other –Incorrect Information

Please submit additional information RE: Existing or proposed ROW of any stream or drainage channel owned by the county or for which the county has established channel lines.

Ingress and egress from parking lot not is clear. Parking at 45% angle. Based on ‘plan’ submitted it appears ingress from NYS 23A would appear pulling into a parking space upon entering the lot would be difficult if not impossible. Turning radius?

Parking design seems unsafe.

NYS DOT permit required.

Can dumpster be move further from creek to help prevent trash from getting into the creek?

Consider the potential impacts of short-terms rentals (e.g. Airbnb’s). Would these rentals units better serve the community as workforce housing.

SEQRA difficult to read

SEQRA Q6: *Is the proposed action consistent with the predominate character of the existing built or natural landscape?* This question is answered ‘No’ Please elaborate.

SEQRA Q13A – should be answered ‘Yes’. Adjacent property contains federal wetlands.

SEQRA Q16, RE: 100 year floodplain, should be answered ‘Yes’

Thank you for submitting applicable zoning map. In the future please submit applicable sections of local site plan and zoning laws including local submission criteria as required through locally adopted codes, rules and regulations. (If local board waives submission requirements a copy of letter from the local administrator or minutes from respective board should accompany referral.). Additionally please submit any local planning board, zoning board of appeals report (reports may be minutes from the respective board). Please submit full-size site drawings.

**Motion to accept recommendation:** Cyndi LaPierre

**Second:** Orloff Bear

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

**21-53** Village of Tannersville Bertrand/Groff SFR

**Description:** Build single family residence on vacant land. Home was on site decades ago and torn down.

Water and Sewer being verified

**Location/Address:** 5785 Main Street Tannersville

**Parcel ID:** 182.06-1-25.1

**Type of Referral:** Site Plan Review

**Referring Agency:** Village of Tannersville

**Reason for Referral:** NY State RT 23A ROW, Boundary of Town of Hunter  
**Acreage:** 1.67 acres .25 acres disturbed  
**Zoning:** General Business District  
**Agricultural District:** No  
**Date of Initial Submittal:** 10.12.21  
**Date Referral Complete:**

**Recommendation:** Local Decision with comments

Is there an existing driveway- Plan does not show a driveway, Will driveway be installed?  
NY DOT permit required?

Thank you for submitting applicable zoning map. In the future please submit applicable sections of local site plan and zoning laws including local submission criteria as required through locally adopted codes, rules and regulations. (If local board waives submission requirements a copy of letter from the local administrator or minutes from respective board should accompany referral.). Additionally please submit any local planning board, zoning board of appeals report (reports may be minutes from the respective board).  
In the future for Site Plan reviews please submit full-size site drawing that meet local code.

**Motion to accept recommendation:** Beth Hanson  
**Second:** Tom Poelker  
**Vote:** **Yes: 12**      **No: 0**      **Abstain: 0**      **Recuse**

Other Business

**21-51 Village of Tannersville Trailhead Village**

Description: Current Building contains 4 separate residential units all with utilities. Owner wishes to subdivide units into townhouses and land around into a homeowners association consistent with previous development of the neighborhood. \*Major subdivision

It is the policy of Greene County that the Greene County Planning Board does not review subdivisions.

**Motion to Adjourn:**

**Motion:** Mitchell Smith

**Second:** Tom Poelker

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

The meeting was adjourned at 7:31 PM

**Next Meeting**

November 17, 2021 6:30pm, most likely a hybrid meeting again, 411 Main Street Catskill and via Zoom

Respectfully Submitted,  
Rich Schiafo, Secretary