



GREENE COUNTY PLANNING BOARD

Minutes of September 15, 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; but will not be able to participate virtually.

Meeting convened at 6:35 PM.

Present:

In Person:

Jennifer Cawein, Lexington
Orloff Bear, Greenville
Robert VanValkenburg, Coxsackie V
Eva Atwood, Catskill T

Absent:

Lee McGunnigle, Tannersville V
Bruce Haeussler, Coxsackie T
Anthony Paluch, Athens T
Mitchell Smith, Catskill V
Nancy Poylo, Athens V.

Via Zoom:

Cynthia LaPierre, Jewett
Doug Senterman, Hunter T.
Jean Horn, New Baltimore
Carl Giangrande, Hunter V
Elizabeth Hansen, Cairo
Kiley Thompson, Durham
Jim Dymond, Prattsville

Thomas Poelker, Windham (Was able to listen in on the meeting electronically but unable to get audio and participate and therefore unable to vote)

Also in attendance:

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

1. Roll Call

There is a quorum of members (11) – 4 in person. 7 via Zoom see above.

2. Approval of Minutes

Approval of the August 18, 2021 meeting minutes.

Motion: Orloff Bear

Second: Jennifer Cawein

Vote: Yes: 11 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

Ellen Rettus Planning Achievement Awards

1. Foreland

Category: Main Street Revitalization

Nominated by: Bank of Greene County Charitable Foundation

The development of an arts campus in the Village of Catskill. The project is a huge success. A massive historic building was preserved to its best attributes. The work on the building impacted hundreds of employees of local businesses. A community focused arts campus has been developed, that will lead the way for 21st century artists to create.

The Foreland project has been a huge success. As a Greene County citizen, I look forward to seeing the project positively impact the local community for decades to come. The development of an arts campus, that serves real people, coupled with an energy for preservation, will have dramatic, positive impact.

Greene County Economic Development, Tourism & Planning

411 Main Street, Suite 419
Catskill, New York 12414

Warren Hart
Director



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The project was a lengthy, complicated and expensive endeavor. But, important things take time. Hundreds of local employees were put to work on this project. A major building in Catskill was saved, rehabbed, and is positioned to be one of the most important attributes to our local community.

This project is positioned to be one of the most important positive things to happen to Main Street area Catskill in the entire history of the Village. Not only does it encompass "Main Street Revitalization", the project rewrites what that phase actually means. Never mind, revitalization, how about "Main Street Creation!"

Stef Halmos, the owner of the Foreland project, developed the vision for an arts campus, oversaw construction, and positioned the project to be a game changer for the entire local community.

2. Durham Connect

Category: Community Improvement

Nominated by: Patricia Handel. Member of the County Legislature

Durham Connect is a community group charged with implementing the recommendations in the Durham 2020 Comprehensive Plan. It is an innovative example of how a town government and residents, both full-timers and week-enders, can work collaboratively to further their shared goals. An indication of its success is that it has received significant media coverage.

A major concern of the residents and town board members who developed the Comprehensive Plan was how to ensure that the result of their two-year process didn't just sit on a shelf collecting dust. The answer they came up with was Durham Connect, led by one town board member and one community member, and consisting of six volunteer working groups. One Plan recommendation was to work toward improved broadband within Durham-essential in encouraging businesses to locate or expand here and in attracting new residents wanting to work from home. The broadband working group's first successful project was a free WiFi hotspot in the town barn parking lot that can be accessed 24/7. It has conducted a complete assessment of town broadband availability and is finishing a report with proposals for action.

Another recommendation was to improve communications. That working group has written and distributed two issues of The Durham Courier, a new town newsletter paid for by the town and citizen contributions; developed and published the town's first Annual Report; and organized the first-ever Annual Town Meeting. At that well-attended event, residents and town officials engaged in a spirited discussion about appropriate land use guidelines.

Other results include a free flu clinic organized by the economic development working group and a workshop on repairing cemetery headstones organized by the historic preservation working group.

3. Cairo Development Foundation (CDF)

Category: Community Improvement

Nominated by: William Lawrence Member of the County Legislature

The Cairo Development Foundation (CDF) has made remarkable progress in revitalizing Cairo's Main Street along with promoting and producing results in Cairo's Economic Development. I had nominated this group in 2018 for this award, but since that time, they have made such tremendous strides toward a better vision of our Main Street and have improved the very fabric and quality of life for everyone who is a resident of Cairo.

The CDF started as a group of dedicated residents determined to improve the economic and visual climate of the Town of Cairo by raising their own funds via events or grants and since they began in 2016, they have produced some amazing results. Their emphasis began with Main Street itself, due to its deterioration in appearance and business activity. They purchased two older buildings on Main Street, one of which was seriously dilapidated and the other in need of repair. They contracted someone to raze the structure in poor shape and they used volunteers and hired others to paint and improve the appearance of the other one.

The results of these purchases and their improvements have led to the migration of a physical therapy practice to locate in the larger building known as the Cairo Garage, while the vacant property next to them is being readied as the location of a pocket park which can be enjoyed by anyone in Greene County and with access to the Cairo Town Park. I might also mention the ongoing Cairo Bears Art Project, which was picked up by the CDF and has continued to be an event enjoyed by the residents of Cairo and our County, and which has been and continues to be a positive attraction for the many tourists coming to Greene County.

The group is well represented by its Co-Chairs, Diana Benoit and Sherry True, who do the bulk of the planning and execution of the events, as well as the grant writing for needed funds, but they are complimented by a strong core of individuals whose names can be supplied.

4. Windham Manor

Category: Community Improvement

Nominated by: Town of Windham Supervisor Tom Hoyt

Event center within the town of Windham.

Located on 45 acres of land. A portion of the land was used for storm water control and setback requirements.

Project had numerous public hearings with the town planning board.
300 guest events barn and 12 bedroom Victorian mansion the property meets all ADA requirements.
Security on site for all events.
Parking lot is a soft ray light with shuttle bus drop off area.
Events barn was constructed with sound proofing.

Motion to approve full slate of nominations:

Motion: Bob VanValkenburg
Second: Orloff Bear
Vote: Yes: 11 No: 0 Abstain: 0 Recuse 0

4. Education and Training Opportunities

September 21, 2021 6:00 PM – 8:00 PM
Livingston County Planning & Zoning Webinar: Planning Board Overview

September 28, 2021 6:00 PM – 8:00 PM
Lewis County Planning & Zoning Webinar: Rural Planning
To register: https://dos.ny.gov/events?f%5B0%5D=filter_term%3A2716

October 4, 2021 Time: TBD
Columbia County Planning & Zoning Workshop: Special Use Permits
Registration and location: TBD
Registration: TBD

October 25, 2021 Time: TBD
Genesee-Finger Lakes Regional Planning Commission Planning & Zoning
Webinar: ZBA Overview
Registration: TBD

October 26, 2021 Time: TBD
Genesee-Finger Lakes Regional Planning Commission Planning & Zoning
Webinar: Site Plan Review
Registration: TBD

November 10, 2021 Time: TBD Dutchess County Planning & Zoning
Webinar: County Referral
Registration: TBD

For DOS Fall 2021 Training Schedule:
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

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

21-45 Root Step Farms

Description: Special Use Permit and Site Plan Review for multiple family development. Agricultural use, Processing of farm goods, retail of farm goods.

Location/Address: 495 Embought Road Catskill NY 12414

Parcel ID: 187.00-2-27

Type of Referral: Special Use Permit and Site Plan Review

Referring Agency: Town of Catskill Planning Board

Reason for Referral: Boundary of farm operation in an Ag district

Acreage: 75.32

Zoning: RA (portion in Industrial I) and part of Waterfront Overlay District.

Agricultural District:

Date of Initial Submittal: 8.27.21

Date Referral Complete: 9.9.21

Recommendation: Local Decision with Comments

There does not appear to be any adverse impacts or concerns to the County or to Agricultural District No. 124.

Being this parcel is located in the Waterfront Overlay District, as required by local regulation a consistency determination must be made with the Local Waterfront Revitalization program and regulations. It would seem such a determination

would be made prior to referring this to the County Planning Board; however no such consistency determination was provided with the referral.

Federal wetlands- stream encroachment- any state or ACOE permits?

Motion: Bob VanValkenburg
Second: Kiley Thompson
Vote: Yes: 11 No: 0 Abstain: 0 Recuse 0

21-47 Prominence Restaurant

Description: 1,900 Square foot expansion of an existing restaurant formerly known as Chalet Fondue

Location/Address: 55 State Route 296, Windham

Parcel ID: 79.00-4-56.2

Type of Referral: Site Plan Review

Referring Agency: Town of Windham Planning Board

Reason for Referral: State RT 296 ROW

Acreage: .60

Zoning: Commercial

Agricultural District: No

Date of Initial Submittal: 9.7.21

Date Referral Complete:

Recommendation: No County Impact, Local Decision

Motion: Jennifer Cawein
Second: Jim Dymond
Vote: Yes: 11 No: 0 Abstain: 0 Recuse 0

Motion to Adjourn:

Motion: Jennifer Cawein

Second: Bob VanValkenburg

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

The meeting was adjourned at 7:10 PM

Next Meeting

October 20, 2021 6:30pm, most likely a hybrid meeting again, 411 Main Street Catskill and via Zoom

Respectfully Submitted,
Rich Schiafo, Secretary