



Greene County Planning Board  
December 15, 2021, 6:30PM  
Greene County Office Building  
411 Main Street Room 427, Catskill NY 12414 and virtually via Zoom\*

### DRAFT AGENDA

- Roll Call
- Approval of November 17, 2021 Minutes
- Planning Department Reports
- Business Items
- Education & Training Opportunities
- Planning and Zoning Referrals
  - **21-60** Town of Durham, Bosque Subdivision Site Plan Review, County Route 20 ROW
  - **21-61** Town of Catskill, North Catskill Grid, Special Use Permit for Battery Array, RT 9W ROW
  - **21-62** Town of Catskill, Mach-360 Vasyl Hotskio, Construction of 7200 sq ft. warehouse for wholesale business, Site Plan Review, NY RT 32 ROW
  - **21-63** V. of Hunter, Zamen House Wine Bar, Proposed wine bar restaurant with two residential apartments, Site Plan Review, NYS RT23A ROW
  - **21-64** V. of Hunter, Kate Webb, Conversion of single story office building into two-story restaurant/bar, Site Plan Review, NYS RT23A ROW
  - **21-65**, Town of Catskill, Stay Lokal LLC Lodging Cabins and motel unit, requesting to construct 30 cabins. Town Code only allows 20 units per parcel. Area Variance, ROW CR23B
  - **21-66**. Town of Prattsville, Amendments to the Town of Prattsville Site Plan Review Law
  - **21-67** Town of Prattsville, Enactment of two local laws regulating Solar Energy Facilities and Battery Energy Storage Facilities
- Other Business
- Public Comment
- Next Meeting: January 19, 2022 6:30PM
- Next Year's Calendar
- Adjournment

\*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 may attend in-person to participate or view the meeting on the Greene County YouTube Channel:

### Greene County Economic Development, Tourism & Planning

411 Main Street, Suite 419  
Catskill, New York 12414

**Warren Hart**  
Director



**GREENE  
BUSINESS**



DiscoverGreene.com

[https://www.youtube.com/channel/UC0mwTvjUz\\_XyhJ83epMPFpQ/live](https://www.youtube.com/channel/UC0mwTvjUz_XyhJ83epMPFpQ/live); but will not be able to participate virtually.

All Planning Board members and members of the public entering the building and in attendance at the meeting must wear a mask/face covering regardless of vaccination status.

Minutes of all meetings will be transcribed and posted on the Greene County Government web page under 'County Planning Board'.

Please note the following procedures for attending meetings that begin after 5pm:

- Please use the Water Street entrance to the building.
- Please stop at the security desk and sign in, provide your name, date, time, and room number for this meeting.
- Please stop at the security desk to sign out when the meeting is adjourned