



GREENE COUNTY PLANNING BOARD

Minutes of November 17, 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/UC0mwTvUz_XyhJ83epMPFpQ/live; but will not be able to participate virtually.

Ellen Rettus Planning Achievement Awards were presented by Vice Chari Carl Giangrande at the November 17, 2021 of the full Greene County Legislature

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

Meeting convened at 7:12 PM.

Present:

In Person:

Jennifer Cawein, Lexington
 Carl Giangrande, Hunter V
 Anthony Paluch, Athens T
 Jim Dymond, Prattsville
 Mitchell Smith, Catskill V
 Cynthia LaPierre, Jewett
 Orloff Bear, Greenville
 Eva Atwood, Catskill T

Absent:

Lee McGunnigle, Tannersville V
 Doug Senterman, Hunter T
 Elizabeth Hansen, Cairo
 Nancy Poylo, Athens V.
 Thomas Poelker, Windham
 Bruce Haeussler, Coxsackie T
 Robert VanValkenburg, Coxsackie V

Via Zoom:

Jean Horn, New Baltimore
 Kiley Thompson, Durham

Also in attendance:

Rich Schiafo, Greene County Economic Development, Tourism and Planning

Pledge of Allegiance

1. Roll Call

There is a quorum of members (10) – 8 in person. 2 via Zoom see above.

2. Approval of Minutes

Approval of the October 20, 2021 meeting minutes.

Motion: Carl Giangrande

Second: Cynthia LaPierre

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

Minutes Approved

3. Planning Department Reports

Agricultural Farmland Protection Board meet on November 10, 2021. Four (4) parcels totaling 385.34 were approved (2 parcels in Prattsville, 2 parcels in Lexington) A Report will be submitted to Legislature for Approval on December 15, 2021. A public hearing on the Ag District will precede the Legislatures meeting on December 15, 2021 at 6:25pm

3. Business Items

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

411 Main Street, Suite 419
Catskill, New York 12414

Warren Hart
Director



**GREENE
BUSINESS**



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4. Education and Training Opportunities

December 7, 2021 Winter Webinar Series Planning & Zoning Webinar		5:00 PM – 6:30 PM Course:
To register: https://meetny.webex.com/join/mtid=tc5152b7a4f4aade5b33069e9f3fcd0e	Minute Taking & Other Essential Duties for Board Clerks and Secretaries	
December 14, 2021 Winter Webinar Series Planning & Zoning Webinar		5:00 PM – 7:00 PM Course:
To register: https://meetny.webex.com/join/mtid=t17e80dac627968676519864ccd9453e9	Enforcement of Zoning and Other Local Laws	
January 4, 2022 Winter Webinar Series Planning & Zoning Webinar		5:00 PM – 7:00 PM Course:
To register: https://meetny.webex.com/join/mtid=tdfee45722b9107691a70b2c6bd345967	Planning Board Overview	
January 11, 2022 Winter Webinar Series Planning & Zoning Webinar		5:00 PM – 7:00 PM Course:
To register: https://meetny.webex.com/join/mtid=t1b32f929b106b641d164462df9b03d50	Zoning Board of Appeals Overview	

To REGISTER See 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>

Webinar: Protecting Wildlife Habitat through Land Use Planning

Tuesday, December 7, 1:00-2:30pm

Hudson River Estuary Conservation and Land Use Webinar Series

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

Southern Tier West Fall Planning & Zoning Training Webinars series.

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

NYS DOS Online Interactive Courses and Recorded Webinars

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

New York Planning Federation Recorded Webinars

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

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

6. Planning and Zoning Referrals

21-54 Cocoons Path LLC (Hill Street) Village of Tannersville

Description: Build single family residence on vacant land. Proposing to make home from 3 staggered shipping containers. Eligible for water and sewer, application pending. Verifying drainage from County culvert that may empty on property. Hope to have a response by meeting.

Location/Address: Hill Street Tannersville

Parcel ID: 166.17-1-10 (166.17-7-6?)
Type of Referral: Site Plan Review
Referring Agency: Village of Tannersville
Reason for Referral: Boundary of Town of Hunter
Acreage: .34
Zoning: R2 Medium Density District
Agricultural District: No
Date of Initial Submittal: 10.12.21(not in time for October)
Date Referral Complete:

Recommendation: Incomplete - Additional Information Needed for Review

Thank you for submitting applicable zoning map. Please submit full-size detailed site plan drawings. 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 note that any work to be done within the County Right-of-Way will require a Greene County Highway Work Permit and authorization of the Greene County Highway Superintendent, which includes any new driveways entering a county road. The County Highway Department is not aware of any attempts that may have been made by the property owner to contact them.

The SEQR Short Environmental Assessment Form submitted is incomplete, questions 2 and 5

Motion to accept recommendation: Mitchell Smith
Second: Orloff Bear
Vote: Yes: 10 No: 0 Abstain: 0 Recuse 0
Motion carried 10-0.

21-55 Cocoons Path LLC (Brookside Drive) Village of Tannersville

Description: Build single family residence on vacant land. Proposing to make home/cabin from shipping containers. Sewer pipe on property, needs to apply to reconnect. Water app pending. Existing sewer lateral – DEP advised to apply to reconnect. Water Dept. did not find curb box or connection for water- may need to retap.

Location/Address: Brookside Drive Tannersville
Parcel ID: 166.17-1-24.2
Type of Referral: Site Plan Review
Referring Agency: Village of Tannersville
Reason for Referral: Boundary of Town of Hunter
Acreage: .25, less than .25 disturbed
Zoning: R2 Medium Density District
Agricultural District: No
Date of Initial Submittal: 10.12.21(not in time for October)
Date Referral Complete:

Recommendation: Incomplete - Additional Information Needed for Review

Thank you for submitting applicable zoning map. Please submit full-size detailed site plan drawings. 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).

Is 166.17-7-7 in Town of Hunter?

The SEQR Short Environmental Assessment Form submitted is incomplete, question 5.

Motion to accept recommendation: Jennifer Cawein
Second: Cyndi LaPierre
Vote: Yes: 10 No: 0 Abstain: 0 Recuse 0
Motion carried 10-0.

21-56 LeChase Development

Description: Request to construct buildings to house medical facilities in DMR Zone where not permitted

Location/Address: US RT 9W

Parcel ID: 40.02-2-4, 40.07-2.6

Type of Referral: Use variance

Referring Agency: New Baltimore Zoning Board

Reason for Referral: US RT 9W ROW

Acreage:

Zoning: Developmental Multi-family residential

Agricultural District: No

Date of Initial Submittal: 10.15.21 (not in time for October)

Date Referral Complete:

Town Planning Board denied Site Plan application as ‘Medical Offices are not a permitted use in a Developmental/Multi-family Residential (DMR) Zone

Recommendation: Local Decision with Comments

Local decision should be based on hardship test for use variance. Site Plan will need to come back before the County Planning Board if use variance is approved.

Motion to accept recommendation: Mitchell Smith
Second: Jennifer Cawein
Vote: Yes: 10 No: 0 Abstain: 0 Recuse 0
Motion carried 10-0.

21-57 Hunter Inn

Description: Exterior renovation of existing hotel to include a new exterior stair, deck, and swimming pool with associated site work.

Location/Address: 7433 RT 23A Hunter NY 12442

Parcel ID: 164.15-2-35.1

Type of Referral: Site Plan Review

Referring Agency: Village of Hunter Planning Board

Reason for Referral: NYS RT 23A ROW

Acreage: 1.72. .3 physically disturbed

Zoning: Gateway Business District

Agricultural District: No

Date of Initial Submittal: 10.22.21

Date Referral Complete: 10.28.21

Existing two story hotel with gravel parking area, vehicular access and pedestrian access. The proposed project includes renovation of the existing two story hotel, dumpster enclosure, swimming pool and hot tub, pool equipment building, patio space, fire pit, and landscaping. The existing gravel parking area is to remain as is.

Recommendation: No County Impact Local Decision

Motion to accept recommendation Jim Dymond
Second: Orloff Bear
Vote: **Yes: 2** **No: 0** **Abstain: 0** **Recuse 1**

Motion not carried 9-1 (needs 10 yes votes to carry).

21-58 Daniel Siegel

Description: Building a residence – a second residence – already a residence on this lot.

Location/Address: 71 Judd Hill Rd, Halcott Center 12430

Parcel ID: 158.00-2-23

Type of Referral: Area Variance

Referring Agency: Town of Halcott ZBA

Reason for Referral: Borders NYS land? City land?

Acreage: 482.20

Zoning: Principal Residential Buildings per lot

Only one principal single family residence may be placed on any on parcel or lot

Agricultural District: Yes

Date of Initial Submittal: 10.25.21

Date Referral Complete: 10.25.21

Recommendation: Local Decision with Comments

This referral seems more like a ‘Use Variance’ than an ‘Area Variance’.

The applicant is requesting to ‘use’ the property in a way then is otherwise allowed under the Town zoning code. A ‘use variance’ would be subject to the ‘hardship’ test and would require an Ag data statement pursuant to Section 305-a of NY Agriculture and Market Law.

The Planning Board does not know what the Conservation Easement restrictions are.

What are restrictions are on property based on Conservation easement.

Site Plan will need to come back before the County Planning Board if area or use variance is approved

Motion to accept recommendation: Cyndi LaPierre
Second: Jennifer Cawein
Vote: **Yes: 10** **No: 0** **Abstain: 0** **Recuse**

Motion carried 10-0.

21-59 Wolfgang Beradi

Description: Addition for storage-used as a catering business

Location/Address: 117 Cauterskill Road Catskill

Parcel ID: 171.07-4-3

Type of Referral: Site Plan Review

Referring Agency: Town of Catskill Planning Board

Reason for Referral: Boundary of Village of Catskill

Acreage:

Zoning: RA

Agricultural District: No

Date of Initial Submittal: 10.29.21

Date Referral Complete: 10.29.21

Recommendation: No County Impact, Local Decision

Motion to accept recommendation: Carl Giangrande
Second: Jim Dymond
Vote: Yes: 10 No: 0 Abstain: 0 Recuse

Motion carried 10-0.

Motion to Adjourn:
Motion: Cyndi LaPierre
Second: Mitchell Smith

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

The meeting was adjourned at 7:46 PM

Other Business

Ag District No. 124 Public Hearing 12/15/21 at 6:25pm in the Legislative Chambers 411 Main Street Catskill

Next Meeting

December 15, 2021 6:30pm, most likely a hybrid meeting again, 411 Main Street Catskill and via Zoom

Respectfully Submitted,

Rich Schiafo, Secretary