



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

411 Main Street, Suite 419  
Catskill, New York 12414

**Warren Hart**  
Director



**GREENE  
BUSINESS**



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**GREENE COUNTY PLANNING BOARD**

**Minutes of January 19, 2022 Meeting, 6:30PM**

\* This meeting was held both in-person and virtually via Zoom; consistent with Chapter 1 of the Laws of 2022 amending Chapter 417 of the Laws of 2021 to authorize any public body (as that term is defined by § 102(2) of the Open Meetings Law) Members of the public were allowed to attend in-person to participate or view the meeting on [the Greene County YouTube Channel](#); but will not be able to participate virtually. Minutes of all meetings are transcribed and posted on the [Greene County Planning Board](#) web page.

Meeting convened at 6:36 PM.

**Present:**

**In Person:**

Anthony Paluch, Athens T  
Jim Dymond, Prattsville  
Eva Atwood, Catskill T  
Elizabeth Hansen, Cairo

**Absent:**

Thomas Poelker, Windham  
Kiley Thompson, Durham  
Jean Horn, New Baltimore  
Jennifer Cawein, Lexington  
Lee McGunnigle, Tannersville V

**Via Zoom:**

Doug Senterman, Hunter T  
Bruce Haeussler, Coxsackie  
Robert VanValkenburg, Coxsackie V  
Nancy Poylo, Athens V.  
Cynthia LaPierre, Jewett T.  
Carl Giangrande, Hunter V  
Mitchell Smith, Catskill V  
Orloff Bear, Greenville

**Also in attendance:**

Rich Schiafo, Greene County Economic Development, Tourism and Planning

**Pledge of Allegiance**

**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 December 15, 2021 meeting minutes.

**Motion:** Robert VanValkenburg

**Second:** Mitchell Smith

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

Minutes Approved

**3. Planning Department Reports**

Six Board member have their terms expires on March 15, 2022. Each of those Board member and the Town Supervisors and Clerks have been contacted regarding reappointment. In the future Board members will be contacted earlier so with the intent that a municipality can have the County

Planning Board appointment/reappointment considered at their annual re-organization meetings in January.

#### 4. Business Items

##### 4. Education and Training Opportunities

##### **Plants and Animals of Conservation Concern: An Introduction to New York State Species Designations**

[Register for Thursday, January 20, 2022, 12:30-2:00pm](#)

##### **Webinar Series: Vernal Pools and Amphibian Migrations**

##### **Webinar 1: Vernal Pools**

[Register for Tuesday, January 25, 2022, 5:00-6:30pm](#)

##### **Webinar 2: Amphibian Migrations: Case Studies in Reducing Mortality at Road Crossings**

[Register for Tuesday, February 1, 2022, 5:00-6:30pm](#)

##### **Webinar 3: Vernal Pool Habitat Conservation**

[Register for Tuesday, February 15, 2022, 5:00-6:30pm](#)

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

**Large Scale Agrivoltaics; Solar Grazing on Utility Scale Solar Facilities in Western NY-Part 1: Sheep Grazing.** Part 1 of 2 sessions reviewing the findings of the recently published [Mount Morris Agrivoltaic Study](#). Thursday, February 10th from 6:00pm-7:00pm via Zoom, United Solar Energy Supports Webinar Training

[Registration Link](#)

##### **DOS Training Schedule:**

[https://dos.ny.gov/events?f%5B0%5D=filter\\_term%3A2716](https://dos.ny.gov/events?f%5B0%5D=filter_term%3A2716)

##### **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/>

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

To register on-line visit:

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

##### 6. Planning and Zoning Referrals

##### 22-1 Town of Hunter

**Description:** Hotel Mountain Brook's expansion plan

**Location/Address:** 75 Hill Street, Tannersville, NY 12485

**Parcel ID:** 166.17-4-7

**Type of Referral:** Site Plan Review

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

**Reason for Referral:** Border of Tannersville, County Route 23C

**Acreage:** .72

**Zoning:** No Zoning

**Agricultural District:** No

**Date of Initial Submittal:** 12.16.21

**Date Referral Complete:** 12.16.21

Hotel Mountain Brook's expansion plan includes adding ten (10) high-design modularly constructed, approximate 140 square feet cabins to the adjacent 0.72 acre lot at 57 Route 23C (Hill Street) in Tannersville, NY.

While the modularly constructed cabins will be on wheels, they will be permanently set with skirting, lighting and walkways, and will utilize town/village utilities, including water, sewer and power.

Conversations are underway with Central Hudson, DEP and Village of Tannersville Water. The adjacent land will become a cohesive property and will utilize the existing footprint of Hotel Mountain Brook at 75 Route 23C (Hill Street), including driveway, parking, laundry facilities, hotel lobby, dining area and overall grounds. The plan is to raze and remove the existing abandoned house at 57 Route 23C, clear and grade to the extent necessary, and add the cabins one to three at a time over an 18-to-24-month period.

### **Recommendation: Local Decision with Comment**

This Plot Plan appears to show work being done on adjacent parcels, yet referral is only for 166.17-4-7  
Adjacent parcels are mislabeled as 166.17-4-6, 166.17-4-5

Will Town be requiring separate site plan for Parcel 166.17-4-10 – Demolition of house (at 57 RT 23C), parking lot improvements?

Is this approval for 10 cabins to be developed in two phases? Will Town require a second site plan for additional five cabins?

Being this is on a County Road, any work within the Greene County Right-of-Way will require a Highway Work Permit issued by the Greene County Highway Department. This includes the proposed construction entrance and the proposed upgrade of the existing sewer line. There is an existing road cut where the proposed sewer line upgrade is to be installed, it would be preferable to use the same one. This can be addressed with the Greene County Highway Department at the time of application for a Highway Work Permit.

The Plot Plan contains general landscape notes. Plan shows what may be plantings labeled RM, SP ML, PO, but there is no reference to these in the key? Will there be any landscaping in parking area? A clear landscaping plan is recommended.

### Parking Area

It is not clear how significant the improvements may or may not be to the parking area.

Will Town be requiring separate site plan for Parcel 166.17-4-10, parking lot improvement?

Will parking area ingress and egress change?

The current parking area is crushed stone and slopes towards CR 23c. Any proposed changes/upgrades to the parking area should be accompanied by a drainage plan to mitigate the impacts of storm water runoff on CR23C.

The Plot Plan shows lighting along the walkways, will any new lighting be added to the parking area?  
Will any new landscaping be done in parking area?

The Plan should show dumpster/waste container locations?

## Possible Wetlands

While EAF Mapper does not show and federal or state wetlands, the Hudson Valley Natural Resources Mapper does show the possible location on wetlands on-site.



It is recommended that a new site plan or site plans be re-submitted to address the concerns raised. If a new site plan or site plans are required of the applicant it is recommended that it/they be re-referred to the County Planning Board.

### 22-1

**Recommendation:** Local Decision with Comments

**Motion:** Carl Giangrande

**Second:** Elizabeth Hansen

**Vote:** Yes 9 No 0 Abstain 2 Recuse -

The motion to accept the recommendation of the Greene County Economic Development, Tourism and Planning staff of 'Local Decision with Comments' was not carried by the Greene County Planning Board based on quorum requirements of Section 239 of the General Municipal Law.

The comments outlined above were prepared and provided to the Town of Hunter Planning Board by the staff of Greene County Economic Development, Tourism and Planning.

### 22-2 Village of Catskill

**Description:** Adoption of Zoning Law Revisions regarding Site Plan Review, Fences, Design Standards, Short Term Rentals, Dimensions, Uses.

**Location/Address:** Village of Catskill

**Parcel ID:** Village wide

**Type of Referral:** Amended Zoning Law

**Referring Agency:** Catskill Village Board

**Reason for Referral:** Amended Zoning Law

**Acreage:**

**Zoning:** Village Wide  
**Agricultural District:** No  
**Date of Initial Submittal:** 12.20.21  
**Date Referral Complete:** 12.20.21

**Recommendation:** Local Decision with Comments

**Proposed Amendments in Red**  
**Comments highlighted in Yellow**

**Amend: 3.1 Footnote ix (Table of Uses) Pg 9**

Roosters that crow are prohibited. A maximum of six chickens may be kept on lots less than one-half acre in size. For the keeping of more than six chickens, one-half acre minimum lot size is required.

For the keeping of all other livestock two acres minimum is required.

The Village might want to consider adding language about shelter, setbacks fencing, storage of feed, waste management. Other Village in New York such as the Villages of Cobleskill and Tivoli has added such language to their local codes.

**Add: Section 4.10 Fences (p.46)**

The finished side of the fence must face the neighbor and/or the street.

Maximum height of fencing is 4 feet in a front yard and whenever the fence is along or facing a street. Language in 'Proposed Zoning Amendments' not same as that in the copy of the VILLAGE OF CATSKILL ZONING REGULATIONS Revised December 13, 2021, By Local Law #6 of 2020

Maximum height of fencing is 4 feet in front yard and whenever the fence is along or facing a street and 6 feet rear and side yards.

The finished side of the fence must face the neighbor and/or the street.

**Amend: Section 4.15(a) (p 57)**

Permit Required. An owner shall obtain a revocable short-term rental permit whenever a dwelling unit is to be used for short-term rental purposes. Any short term rental in existence prior to the enactment of this section must comply with all rules and regulations contained herein within thirty days. Thirty days of adoption of these Zoning change? How will Village notify STR owners, newspaper- direct mail?

Were these sections amended? – Red-lined? Pp. 27-28

4.3.10 - Planning Board Action.

4.3.11 - Required Referral.

4.3.12 - Integration of Procedures.

4.3.13 - Site Plan Application Review Fees.

4.3.14 - Reimbursable Costs.

A concern was also raised regarding safety regulation and fence heights.

**22-2**

**Recommendation:** Local Decision with Comments

**Motion:** Eva Atwood

**Second:** Anthony Paluch

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

**22-3 T. of New Baltimore**

**Description:** Construct Additional Building on property-Storage of equipment and some parts

**Location/Address:** 13388 State RTE 9W Hannacroix, NY 12087

**Parcel ID:** 17.03-2-20

**Type of Referral:** Site Plan Review

**Referring Agency:** T, of New Baltimore Planning Board

**Reason for Referral:** RT 9W ROW

**Acreage:** 3.57 (.10 acre disturbed)

**Zoning:** Commercial

**Agricultural District:** No

**Date of Initial Submittal:** 12.20.21

**Date Complete:** 1.18.22

**Recommendation:** Local Decision with Comments

Was a local determination made as to whether or not this is considered a 'minor' site plan review or 'major'? Proposed addition is for a 4,800 sq foot building – minor review less than 2,500 sq feet  
Such a determination was not indicated as part of the referral, therefore the presumption is that the site plan is considered 'major'.

Does the 'Plot Plan/Survey' submitted to the county met local site plan requirements?

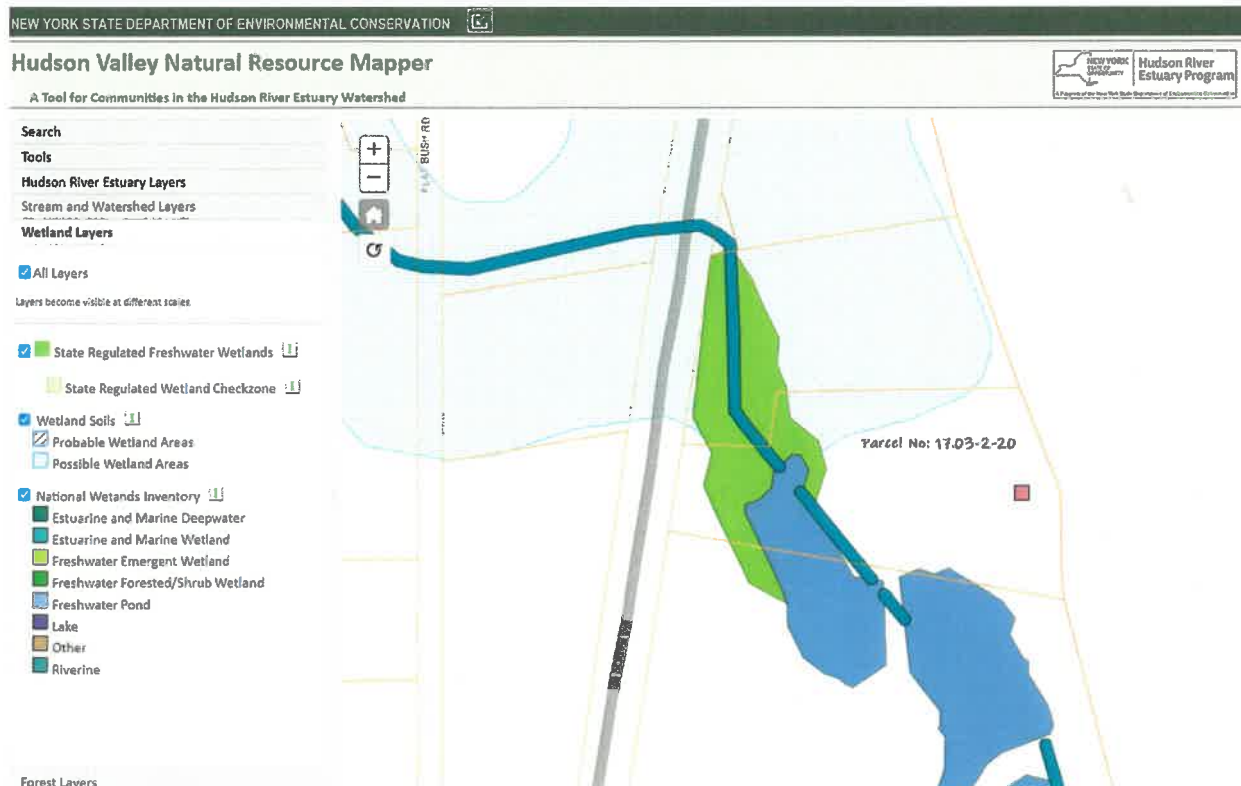
Wetlands

'Pond/open waters' and 'stream' indicated on the Plot Plan/Survey

Pond Open waters – approx. 15 feet from proposed building

'Stream' on plan – about 45 feet from proposed building

These wetlands are part of the National Wetlands Inventory, but not identified as such on Plot Plan/Survey submitted to the County.



In addition, the existence of federal wetlands is not indicated on SEQRA form (Short Environmental Assessment Form, SEAF) that was submitted with the referral.

Question 13 a and b should be answered 'Yes' on the SEAF and addressed accordingly.

It is recommend that applicants use the NYSDEC EAF mapper to properly complete SEQRA documents:  
<https://gisservices.dec.ny.gov/eafmapper/>

If this application is determined to require local review as a 'major' site plan it is recommended that a new site plan be re-submitted to address the concerns raised to meet the requires of the local site plan code. If a new site plan is required of the applicant it is recommended that it be re-referred to the County Planning Board.

**22-3**

**Recommendation:** Local Decision with Comments

**Motion:** Mitchell Smith

**Second:** Bruce Haeussler

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

Next Meeting: Wednesday February 16, 2022, Hybrid Meeting , In-person and via Zoom

Adjournment Time 7:17pm

**Motion:** Jim Dymond

**Second:** Carl Giangrande

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