

GREENE COUNTY PLANNING BOARD

Minutes of April 16, 2014 Meeting

Attendance was taken at 6:30 PM. Members present and absent were:

Present:

Elizabeth Hansen, Cairo  
Erik Allan, Ashland  
Eva Atwood, Catskill T  
Arnie Cavallaro, Greenville  
Anthony Paluch, Athens T  
George Carroll, Durham  
John Cashin, New Baltimore  
Herman Reinhold, Athens V.  
Harold Goldberg, Hunter V.  
Lee McGunnigle, Tannersville  
Laurel Mann, Coxsackie V.

Absent:

Mitchell Smith, Catskill V.  
Jim Dymond, Prattsville  
Thomas Poelker, Windham

Also in attendance were Peter Alberti of the Village of Athens, John Brust of Delaware Engineering, Rene VanSchaack of Greene IDA, and Ed Diamante of the Greene County Department of Economic Development, Tourism & Planning.

Chairman Allan called the meeting to order at 6:40 PM.

On a motion by Ms. Hansen, seconded by Mr. Paluch, and with all in favor (except Mr. Cavallaro, who abstained), members approved the minutes of the March 19, 2014 meeting.

The Board considered the following planning and zoning referrals:

**14-08 Town of New Baltimore, Local Decision with Comment:** Site Plan/Special Use Permit regarding existing recycling facility at 241 Flatbush Road. On a motion by Mr. Cavallaro seconded by Mr. Paluch, and with all in favor, members designated the referral a local decision with comments as follows:

1. The facility is a "grandfathered" use in the Town's Service Commercial district. This district does not list scrap yards or recycling facilities as an approved use. As a result, a zoning special use permit cannot be issued. Basically, a special use permit cannot be issued for a use that is not listed in the zoning. As this appears to be a grandfathered use, the Town would be advised to confirm that in Town records.
2. Please note: An approval and/or local decision designation by the County Planning Board should not be construed as a recommendation that the referring agency approve the referral in question. An approval does not indicate that the County Planning Board has reviewed all local concerns; it indicates that the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.

**14-09 Town of Windham, Approve:** Site Plan Review regarding renovation of existing building (an old firehouse) at 5394 Main Street (SR 23) into a brewing factory (Cave Mountain Brewing). On a motion by Ms. Hansen, seconded by Mr. Reinhold, and with all in favor, members approved the referral with the standard local concerns disclaimer:

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**14-10 Town of Windham, Approve:** Site Plan Review regarding replacement of Windham Highway Garage on Mitchell Hollow Road. On a motion by Mr. McGunnigle, seconded by Mr. Carroll, and with all in favor, members approved the referral with the standard local concerns disclaimer:

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**14-11 Town of Coxsackie, Approve:** Special Use Permit/Site Plan/Area Variance regarding the construction of a 776,331 sq. ft. distribution center. On a motion by Mr. Reinhold, seconded by Mr. Goldberg, and with all in favor, members approved the referral with the standard local concerns disclaimer:

Please note: An approval and/or local decision designation by the County Planning Board should not be construed as a recommendation that the referring agency approve the referral in question. An approval does not indicate that the County Planning Board has reviewed all local concerns; it indicates that the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.

On a motion by Mr. Cavallaro, seconded by Mr. Reinhold and with all in favor, the meeting was adjourned at 7:30 PM.

Respectfully Submitted,

Ed Diamante, Secretary