

GREENE COUNTY PLANNING BOARD

Minutes of May 21, 2014 Meeting

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

Present:

Lee McGunnigle, Tannersville  
Erik Allan, Ashland  
Eva Atwood, Catskill T  
Jim Dymond, Prattsville  
Elizabeth Hansen, Cairo  
Anthony Paluch, Athens T  
George Carroll, Durham  
John Cashin, New Baltimore  
Peter Alberti, Athens V.  
Harold Goldberg, Hunter V.  
Laurel Mann, Coxsackie V.  
Mitchell Smith, Catskill V.

Absent:

Thomas Poelker, Windham  
Arnie Cavallaro, Greenville

Also in attendance were Greg Christy and John S Crowe of Northeast Treaters, and Ed Diamante of the Greene County Department of Economic Development, Tourism & Planning.

Chairman Allan called the meeting to order at 6:30PM.

On a motion by Ms. Mann, seconded by Mr. Goldberg, and with all in favor, members approved the minutes of the April 16, 2014 meeting.

The Board considered the following planning and zoning referrals:

**14-12 Town of Athens, Approve:** Site Plan/Special Use Permit regarding the demolition and reconstruction of Northeast Treaters. On a motion by Jim Dymond, seconded by John Cashin, and with all in favor (except Mr. Paluch, who abstained), 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.

**14-13 Town of Catskill, Local Decision with Comment:** Area variance regarding the addition of a 16' x 45' bay to an existing 45' x 32' automobile repair garage. On a motion by Mr. Goldberg seconded by Mr. Paluch, and with all in favor (except Mr. Cashin, who abstained), members designated the referral a local decision with comments as follows:

1. The ZBA should consider improvements to the site layout and storage of automobiles as part of the garage addition project (perhaps in coordination with the Town Planning Board as part of a site plan review).
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.

**14-14 Village of Hunter, Approve:** Site plan regarding a 40 unit condominium project with four buildings of ten units each on a 13.9 acre parcel on the north side of State Route 23A at the east approach to the Village. On a motion by Ms. Hansen seconded by Mr. Dymond, and with all in favor (except Mr. Goldberg, who abstained), members approved the referral with comments as follows:

1. Site plan should show additional details including: landscape plan and architectural details.
2. Site plan should show how each phase will be done, and how each phase can stand on its own if the project is delayed, or the full project does not get done.
3. Environmental Assessment form indicates that applicant/project sponsor owns or controls 140 acres including the 13 acres that are part of this application and contiguous property. Site plan should indicate if and how roads developed for this parcel will tie in with future development on adjacent lands.
4. The notes on Site & Utility Details (Drawing 4 of 5) indicate that the disinfection and analysis of the water mains "shall be approved by the Ulster County Department of Health". This should be corrected to indicate the appropriate agency serving the Village of Hunter.

5. 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. Smith, seconded by Mr. Goldberg and with all in favor, the meeting was adjourned at 7:25 PM.

Respectfully Submitted,

Ed Diamante, Secretary