

GREENE COUNTY PLANNING BOARD

Minutes of September 17, 2014 Meeting

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

Present:

Absent:

Lee McGunnigle, Tannersville
Erik Allan, Ashland
Eva Atwood, Catskill T
Jim Dymond, Prattsville
Arnie Cavallaro, Greenville
Anthony Paluch, Athens T
George Carroll, Durham
John Cashin, New Baltimore
Peter Alberti, Athens V.
Harold Goldberg, Hunter V.
Mitchell Smith, Catskill V.
Josephine Michaud-Urhik, Hunter T.
Cynthia LaPierre, Jewett
Jennifer Cawein, Lexington
Thomas Poelker, Windham

Elizabeth Hansen, Cairo

Also in attendance were Shannon Rutherford of VHB, Micah Feiring of HPG, Ken Simon of HPG - Greenville Center Associates, and Ed Diamante of the Greene County Department of Economic Development, Tourism & Planning.

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

On a motion by Mr. Dymond, seconded by Mr. Carroll, and with all in favor, members approved the minutes of the August 20, 2014 meeting with the following change: The minutes should reflect that Mr. Cashin abstained from the vote on referral 14-24 regarding mining on property on High Falls Road.

The Board considered the following planning and zoning referrals:

14-25 Town of Halcott, Local Decision: Area variance regarding installation of residential solar panels at 718 County Route 3. On a motion by Mr. Poelker, seconded by Ms. Atwood, and with all in favor, members designated the referral a local decision 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.

14-26 Town of Catskill, Approve: site plan regarding reuse of existing commercial structure for motorcycle repair and sales at 5450 Route 32. On a motion by Mr. Goldberg, seconded by Mr. Smith, and with all in favor (except Mr. Cashin, who abstained), members approved the referral with the standard local concerns disclaimer:

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14-27 Town of Catskill, Approve: Site Plan regarding revision of existing site plan to create additional storage, office, laundry and gathering space at Roseberry's Inn at 7886 Route 23A. On a motion by Mr. Cavallaro, seconded by Ms. LaPierre (except Mr. Goldberg, who abstained), and with all in favor, members approved the referral with the standard local concerns disclaimer:

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14-28 Town of Coxsackie, Approve: Site Plan regarding installation of solar panels to service business at 11786 State Route 9W. On a motion by Mr. Paluch, seconded by Mr. Alberti and with all in favor, members approved the referral with the standard local concerns disclaimer:

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14-29 Town of Catskill, Local Decision: Area variance regarding addition to house at 3471 Route 23A, Palenville. On a motion by Mr. McGunnigle, seconded by Ms. Cawein, and with all in favor (except Mr. Cashin who abstained), members designated the referral a local decision with the standard local concerns disclaimer:

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14-30 Town of Greenville, Approve: Site Plan/Special Use Permit/Area Variance regarding addition of 6,770 sq. ft. Mavis Tire Supply to Tops Plaza, 11603 State Route 32. On a motion by Mr. Dymond, seconded by Mr. Poelker, and with all in favor (except Mr. Cavallaro, who abstained), members approved the referral with the standard local concerns disclaimer:

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14-31 Town of New Baltimore, Approve: Are variance regarding purchase of 1,606 sq. ft. property south of Route 144 to add to CSX right of way for maintenance and drainage. On a motion by Mr. Paluch, seconded by Mr. Smith, and with all in favor, members approved the referral with the standard local concerns disclaimer:

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14-32 Town of New Baltimore, Approve: Area variance regarding purchase of 35,399 sq. ft. property south of Route 144 to add to CSX right of way for grading and maintenance of railroad tracks. On a motion by Paluch, seconded by Mr. Smith, and with all in favor, members approved the referral with the standard local concerns disclaimer:

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13-33 Town of Cairo, Disapprove: further temporary six month moratorium on permits related to the conversion of resorts or similar business activities in the town. On a motion by Mr. Goldberg, seconded by Mr. Poelker, and with all in favor, members disapproved the referral based on the CPB's prior recommendation that the town complete work within the prior moratorium period.

13-34 Town of Cairo, Disapprove: further temporary six month moratorium on permits related to the establishment of junk yards of similar businesses in the town. On a motion by Mr. Dymond, seconded by Mr. Alberti, and with all in favor (except Mr. Cavallaro and Mr. Paluch, who abstained), members disapproved the referral based on the CPB's prior recommendation that the town complete work within the prior moratorium period.

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14-36 Town of Hunter, Local Decision with Comment: Nine month moratorium on subdivision, site plan, lot line law, transportation corporations and other land use applications. On a motion by Mr. McGunnigle, seconded by Ms. LaPierre, and with all in favor (except Mr. Paluch, Mr. Goldberg, Mr. Cavallaro, and Mr. Carroll, who were opposed due to the moratorium's potential impact on economic development in the town), members designated the referral a local decision with the following comment:

1. As currently worded, the moratorium is overbroad and may prevent or delay desirable uses and thwart economic development opportunities in the Town. The Town should consider limiting the scope of the moratorium.
2. Please note:

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Planning Achievement Awards

On a motion by Dymond, seconded by Mr. McGunnigle, and with all in favor, members agreed to award a Planning Achievement Award to the following recipients:

The Bank of Greene County in the Historical Preservation category for the restoration and adaptive reuse of 341 Main Street.

Cultivate Catskill in the Community Improvement/Main Street Revitalization categories for their effort to improve and revitalize Main Street Catskill and other important areas of the Village.

New York Spring Water in the Economic Development category in recognition of their innovative business and their positive impact on Greene County's employment and economy.

On a motion by Mr. Alberti, seconded by Mr. Smith and with all in favor, the meeting was adjourned at 8:25 PM.

Respectfully Submitted,

Ed Diamante, Secretary