



Economic Development & Tourism Committee

411 Main St.
Catskill, NY 12414

Committee Meeting
<http://greenegovernment.com/>

~ Agenda ~

Monday, May 18, 2015

6:00 PM

Caucus Room 468

Economic Development and Tourism Members: Chairperson Handel; Legislators Overbaugh, Hitchcock, Gardner, Van Slyke and Seeley

Call to Order

There Are No Agenda Items For The Month Of May, 2015.

Information Items

Greene County Planning Board Meeting Minutes April 15, 2015

Adjournment



GREENE COUNTY PLANNING BOARD

Minutes of April 15, 2015 Meeting

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

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

411 Main Street, Suite 419
Catskill, New York 12414

Warren Hart
Director

Present:

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

Absent:

- Peter Alberti, Athens V.
- Josephine Michaud-Uhrik, Hunter T.
- Elizabeth Hansen, Cairo
- Harold Goldberg, Hunter V

Also in attendance was Ed Diamante of the Greene County Department of Economic Development, Tourism & Planning.

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

On a motion by Mr. Cavallaro, seconded by Mr. McGunnigle, and with all in favor, members approved the minutes of the March 18, 2015 meeting.

The Board considered the following planning and zoning referrals:

15-13 Town of Greenville, Approve: Zoning Law update. On a motion by Mr. Smith, seconded by Ms. Cawein, and with all in favor (except Mr. Cavallaro, who abstained), members approved the referral with comments as follows:

1. These zoning changes update the Town's land management policies to reflect goals and objectives of the updated Town of Greenville Comprehensive Plan. The Town of Greenville is to be commended for its efforts to develop these zoning changes in conjunction with the Town's updated plan.
2. Some Comments:
 - Article II B. and Article III (B) (4) (a) refer to a zoning map amendment process "in Article XVI, Subsection D, Amendments" and "Article XVI, Miscellaneous". Please note: the law text provided does not contain an Article XVI.



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- Possible typo: The permitted uses section in Article IV provides for "Amateur radio towers over 100 feet". Should this instead be "Amateur radio towers under 100 feet"
- Article IV (D) (4) provides that "No structure in a PDD shall exceed thirty feet in height" but the PDD permitted uses section provides for "Amateur radio towers over 100 feet" and "Telecommunications towers".
- Article IV (F) (5) requires that projects "commence building and construction within 2 years following final approval" or approval shall terminate, but does not indicate any deadline for project completion.
- Article VI (A) (5), (8), (9), (10) uses terms such as "preferred", "encouraged", "discouraged" and "shall be discouraged". It is presumed therefore that the town does not intend its preferences to be regulatory but simply advice or guidance to the applicant and that conformance is voluntary and at the discretion of the applicant.
- Article VI (C) (2) (f) requires that "sensible curfews" be used for sports field lighting but does not indicate how that will be determined or who or what entity will make the determination.
- Article VII (B) (11) includes "M. Application Procedure" is out of place.
- Article VII (H) includes two section 1s.
- Article VII (H) (1) (Definition) includes a definition of Home Occupation the differs from the definition of Home Occupation in Article XIV: Definitions.
- Article VII (J) (b) (6) Enforcement differs from Article XIII Administration and Enforcement.
- Article VII (J) (6) (a) (1) (f) refers to "the licensing process required in Subsection B below" but Article VII (J) (6) (a) (1) (b) refers to "Site Plan Review and Permitting", and variously uses the term "approval and licensing", "site plan approval", and "Manufactured Home Permit". Review by the Town attorney is advised.
- Article VII (J) (b) (6) uses the term "this ordinance" but elsewhere the regulations are referred to as the zoning "law".
- Article VII (J) (6) (a) (1) (m) provides that "All private streets within a manufactured park shall conform to the road standards as outlined in the Town of Greenville Subdivision local law". Note: the typical standards for a subdivision road intended to be dedicated to the town as a public road would not be appropriate for a mobile home park.
- Article VII (J) (12) Wind Energy System, Small/Removal refers to "communication or broadcast tower facility". This reference seems misplaced.
- Article IX (B) (3) is blank.
- Article X (A) (5) provides that a Special Use permit shall be null and void if, the use shall cease for more than 18 months, but in Article X (B) (12) provides that Special Use permit shall expire if the use ceases for more than one year.

- The text of Article X (B) (10) and Article X (B) (11) appears to be misplaced and possible belong in Article X (A) (8)
- The text of Article X (B) (13) duplicates Article X (A) (7)
- In Article XIV Definitions, there is a typo in the Adult Bookstore definition.

3. We request that copies of all final text and maps be provided to the Greene County Department of Planning and Economic Development in both PDF and original digital formats (Word, GIS data layers, etc.) of all zoning and comprehensive plan documents for archiving.
4. 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.

In cases of disapproval or modification by the County Planning Board, referring agencies may not act contrary to the recommendations except by a majority plus one of all members and after adoption of a resolution setting forth the reasons for such contrary action.

15-14 Town of Catskill, Local Decision: Area variance regarding construction of handicapped ramp at 3303 Route 23A, Palenville. On a motion by Mr. McGunnigle, seconded by Ms. LaPierre, 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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15-15 Village of Catskill, Approve: Removal and replacement of existing 1050 sq. ft. office and auto garage at auto sales facility at corner of Bushnell and West Main Street along Route 9W and replacement with 3,500 sq. ft. office and garage. On a motion by Mr. Dymond, seconded by Mr. Paluch, and with all in favor (except Mr. Smith, who abstained), members approved the referral with comments as follows:

1. The site, while commercial, is adjacent to residentially zoned parcels. Potential impact on adjacent residential properties should be considered as part of the review with consideration of the need for screening (using

landscaping and fencing), and appropriate limits on lighting (such as use of down lighting) and signage (limits on illumination and height).

- 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.

15-16 Town of Hunter, Approve: Site plan regarding addition of 2 story three bedroom 2.5 bath private residence for the owners of Mountain Brook Lodge to be placed on west side of site at 57 County Route 23C. 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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On a motion by Mr. Dymond, seconded by Ms. Cawein and with all in favor, the meeting was adjourned at 7:20 PM.

Respectfully Submitted,



Ed Diamante, Secretary