Catskill Town Board Committee Meeting
Catskill Town Hall
May 21, 2025 6:30 pm

PRESENT:	Patrick McCulloch,	Supervisor
	Jared Giordiano,	Councilman
	Dawn Scannapieco,	Councilwoman
	Steven Espel,	Councilman
	Brian Kozloski,	Councilman

Supervisor McCulloch opened the meeting with the Pledge of Allegiance. He welcomed all in attendance.

CONTINUATION OF PUBLIC HEARING – Good Cause Eviction Law

Supervisor McCulloch reopened the public hearing for Local Law 3 of 2025. He asked if anyone had any comment.

Gary Kistinger approached the board about the hardships and the reasons not to adopt the law. The eviction process is difficult.

Adrian Hernandez, who lives on Main Street, spoke about the wage gap versus the affordability of an apartment and the protection for residents from people moving in who do not know our community and the necessity of the workforce being able to live where they work.

Steph Zimmerman readdressed the concerns from the prior public meeting and how the local law must state the reasons for eviction.

An audience member spoke of how a landlord can increase rent up to 10% per year and how this is a huge financial burden. She would like to see the clarification of the law and have facts to go to court. This would be laying the groundwork.

Dylan Scott of William Street stated without the good cause eviction rent hiked more than 10% per year, he would have to leave Catskill.

Morgan of Broome Street stated there would be less filings of evictions as the law would provide a good cause and it does not have to be about landlord versus tenant.

Peggy Malloy who lives on Main Street received a text from her new landlord her rent would be increasing severely. Supervisor McCulloch stated the Village of Catskill has Good Cause Law on their books and to reach out to them for assistance.

Vitaliay Bobkov stated it is important a tenant is brought to a judge to be able to hear both sides. Rents may be high but so are the costs associated with them. The demand is also higher than the number of apartments available. There is no point in extra laws as the judge should hear all the arguments and decide.

Eliza Dichter respected and honored the people who spoke about the business but there is a ripple effect. The law may not have a huge amount of change but will for community supporting people living in all economic levels.

Anthony DiSantis stated this is not enough time to address the problem of keeping people housed. This is a huge issue not capping landlords and taking away business. The village is not the town and we are going through a tenuous recovery. If the issue were bad landlords, then that is a code issue. If this were to pass, the town would not recover economically,

An audience member stated she would like to see tenant protections for working class people and would like to have permanent residents here.

Elliott Matos stated he feels the board may be misunderstanding the bill. People recognize the housing crisis all over the nation and this is important to put a law into place.

Patty Fitzgerald stated people are tired of government meddling. This is a complex and serious issue and adds another layer of government intervention.

Supervisor McCulloch asked if there was any further comment. With none being heard a motion to close the public hearing was made by Councilwoman Scannapieco seconded by Councilman Kozloski. The public hearing ended at 7:07 pm.

PUBLIC HEARING – Local Law 5 of 2025 Personal Wireless Facilities & Battery Storage

Supervisor McCulloch asked the clerk to read the public notice.

PLEASE TAKE NOTICE, the Catskill Town Board will hold a public hearing for Local Law 5 of 2025 Amending the Code of the Town of Catskill on Wednesday, May 21, 2025 at 6:30 PM at Catskill Town Hall, 439 Main Street, Catskill, NY. Proposed changes to the Town Code include changes to the Battery Storage Chapter. A new chapter on Personal Wireless Facilities is proposed. Proposed Amendments to. e Code are town wide and apply in all zones. The Board will welcome public comment at that time and in writing. The proposed Code Amendments are available for review on the town website and at the Town Clerk's Office, 439 Main Street, Catskill NY. By Order of the Catskill Town Board, Elizabeth Izzo, Town Clerk.

Town Attorney Ted Hilscher reviewed the local law. He stated the change to battery storage would prohibit building within 3,000 feet of a residence, school, and adult residential houses.

The personnel wireless facilities were reviewed. There is an application before the Planning Board which facilitated the need for a cell tower law.

Supervisor McCulloch asked if there was any public comment. An audience member asked about 5G technology. Supervisor McCulloch stated there is a proposal on the Verizon building near the high school.

With no further comment a motion to adjourn the public hearing was made by Councilman Giordano, seconded by Councilman Espel. The public hearing ended at 7:11 pm.

Supervisor McCulloch asked George June, Ambulance Administrator, to present to Spencer Hotaling, John Holt, Joshua Mattice and Amanda Rion a proclamation in recognition of their service for a cardiac arrest call where the person survived. Mr. Rizzo was present to thank them personally.

Mr. June also recognized Spencer Hotaling as a pediatric ER Care Coordinator for EMS for children.

Supervisor McCulloch stated the town feels you are an essential service and recognized all for National EMS Week.

Supervisor McCulloch pulled the board about the Good Cause Eviction Law. He stated there are less than 1% of towns and villages who have adopted the law. He stated the reasoning and meaning of the law is solid but does not know if the residents' education about the law is there yet.

Councilman Espel agreed with Supervisor McCulloch.

Councilman Giordiano stated he spoke with people in the town, landlords and the judges. He does not feel the town is in the same boat as other towns that enacted the law and does not feel there is enough education about the law. We have good landlords and slumlords and this will not solve the housing crisis.

Councilman Kozloski had no comment.

Councilwoman Scannapieco stated all our hearts are in the same place. The housing crisis is due to Airbnb and Covid. She spoke about her personnel issues with tenants causing damage to her home which she could not recoup. She believes this is not the right time to enact this law. The town is not an urban area.

Supervisor McCulloch polled the board and decision on the local law was tabled for the time being.

Local Law 5 of 2025 was discussed. Ted Hilscher stated the only major change is dedication of space on the cell tower for public service.

SEQRA was reviewed and there is little or no impact on the environment. Resolution # 61-2025 on motion of Councilman Giordiano, second Councilwoman Scannapieco issuing a negative declaration for Local Law 5 of 2025. Adopted Vote: 5 Yes

Resolution # 62-2025 on motion of Councilman Giordiano, seconded by Councilwoman Scannapieco to adopt Local Law 5 of 2025. Adopted Vote: 5 Yes

Ted Hilscher then reviewed the application fee which would be $500 for a new cell tower site and $250 for collocation. Resolution $ 63-2025 amending the Code Enforcement Fee structure to include a new cell tower site fee in the amount of $500 and a new colocation fee in the amount of $250. Adopted Vote: 5 Yes

Supervisor McCulloch stated local law 4 of 2025 amending the codes of the town would be tabled until the June 3rd meeting.

CEMETERY New Hire – Resolution # 64-2025 on motion of Councilwoman Scannapieco, seconded by Councilman Kozloski to hire Nicholas Baldwin as seasonal cemetery help at an hourly wage of $16.16. Adopted Vote: 5 Yes

CEMETERY Garage Doors – Councilman Giordiano stated we need to re-bid for a 16 x 9 new door at the cemetery garage. Resolution # 65-2025 on motion of Councilwoman Scannapieco seconded by Councilman Giordiano to solicit bids for a new door at the cemetery garage. Adopted Vote: 5 Yes

CEMENTON Grant – Supervisor McCulloch stated we are in the process of applying for a CDBG Small Cities Public Infrastructure grant for the Cementon Inflow and Infiltration project. Bauer & Associates will be submitting the grant application. The fee is $3,750. Resolution # 66-2025 on motion of Councilman Giordiano, seconded by Councilman Kozloski authorizing the Supervisor sign the agreement with Blauer Associates for preparation for the Small Cities Block Grant application in the amount of $3,750. Adopted Vote: 5 Yes

Supervisor McCulloch gave an update on the County-wide Ambulance project. He stated towns never fully told the county what they are looking for. Some towns cannot afford an ambulance service. The Town of Catskill is not in that position. On June 5th there will be one representative from each town for the next meeting of towns to discuss what each municipality is wanting from the county. We are progressively moving forward.

The Memorial Day Parade will take place on Monday at 2 pm with the ceremony at Dutchman's Landing.

The Town-wide Clean Up Day will be Sunday, June 29th at the County Transfer Station on Route 385.

Councilwoman Scannapieco stated Sausbier was at the Senior Center and we are due for a hydrotest to the Ancel system. It will cost $433.

Palenville Pocket Park – installation of playground equipment was discussed. We cannot have monkey bars or swing sets. This will be further discussed later. We do not own the property. A sign will be erected with the history of Palenville. We are obtaining the permit for DOT.

Leeds Sidewalks – Supervisor McCulloch stated the county needs to figure out when the grant was awarded. There has been no update so we are unsure where it stands.

Supervisor McCulloch asked if there was any public comment. With none being heard a motion to end the meeting was made by Councilman Giordiano, seconded by Councilman Espel. The meeting ended at 7:56 pm.

Respectfully submitted,

Elizabeth Izzo
Town Clerk