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

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

Also Attending:	Ted Hilscher,	Town Attorney
	Adam Yagalski,	Delaware Engineering
	Teresa Golden,	Planning Board Chair

Supervisor McCulloch called the meeting to order. The Pledge of Allegiance was recited.

Public Hearing Local Law 3 of 2025 Good Cause Eviction

Please take notice the Catskill Town Board will hold a public hearing on Tuesday, May 6, 2025 at 6:30 pm at Catskill Town Hall for Local Law 3 of 2024 amending the Code of the Town of Catskill to include a new Chapter for the Good Cause Law. Proposed amendments to the code are town wide and apply in all zones. The Board will welcome public comment at that time and in writing. The proposed amendment is 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

Supervisor McCulloch stated public comment will be limited to 3 minutes and asked for the person to state their name. He then asked if anyone wished to be heard.

Elliott Matos explained the reason behind the law and the protection it applies to and the exemptions to the law.

Joe Izzo asked the board to consider some language changes and asked the Town Attorney to review the law and discuss with the board. He requested the public hearing remain open.

Patti Fitzgerald stated the law is in its infancy stage and feels there is an overarching aspect and a lot of ambiguity to it. She asked for the board to let it sit for a bit. She stated tenant protection is important but so is property owner protection.

Another audience member supports passing a strong version of the law and that the law is not anti-landlord.

Dylan Novak supports the board passing a strong eviction law.

Eliza supports a strong version of the law.

Adrian Hernandes stated if the law does not come to fruition, people will have to leave. People are housing insecure.

Eliza Ibarra would like to see a strong version of the law passed.

Another audience member supports the strongest version of the law.

Councilwoman Scannapieco stated her understanding is it is difficult to evict someone as there is no mechanism to make them leave before 90 days. Mr. Hilscher stated notice is served and there are so many days to get to court and then it is possible an eviction process can take 3, 4, 5 months and the landlord is not receiving rent. It is a common occurrence.

With no further discussion a motion to keep the public hearing open until the next meeting was made by Councilman Giordiano, seconded by Councilman Kozloski.

Public Hearing Local Law 4 of 2025 Code Amendments

Supervisor McCulloch asked the clerk to read the notice.

PLEASE TAKE NOTICE, the Catskill Town Board will hold a public hearing for Local Law 4 of 2025 Amending the Code of the Town of Catskill on Tuesday, May 6, 2025 at 6:30 PM at Catskill Town Hall, 439 Main Street, Catskill, NY. Proposed changes to the Town Code include changes to Solar Energy Use Subdivision and Zoning Chapters. A new chapter on Personal Wireless Facilities is proposed. Proposed Amendments to the 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.

Adam Yagalski stated the law is to create an overlay zone for personal wireless facilities and to regulate telecommunication requirements, height, visual impact, assessment, impact on neighborhood for existing or new structures. This will allow the planning board to address those impacts. He stated the Federal Government has pre-empted and a municipality cannot regulate radio frequency emissions. The law is consistent with the regulations imposed by the FCC.

Supervisor McCulloch asked about escrow accounts. Mr. Yagalski stated it is not good practice to put a specific amount in the law. The schedule is reviewed yearly and Mr. Hilscher stated language can be added and it can be increased by the Town Board from time to time.

Decommissioning bond was discussed. Balloon test will be a requirement. Ms. Golden would like to request space on the tower for EMS, school, and municipal use.

There is currently no cell tower law. Mr. Hilscher stated the Planning Board has an application before them in which the board has passed a moratorium. The application for the tower is on the property of the Fernwood. There is concern about the visual impact.

With no further discussion about this amendment, Mr. Hilscher reviewed the other amendments to the code – curb cuts, allowing Planning Board to approve lot line improvements if there is an application in front of the PB, new definition for campground, construction yard/storage yard, special use permit.

With no further discussion a motion to end the public hearing was made by Councilman Giordiano, seconded by Councilman Espel. The public hearing ended at 8:01 pm.

The regular meeting was reconvened at 8:01 pm.

MINUTES:

April 1, 2025	Town Board Monthly Meeting
April 16, 2025	Town Board Committee Meeting

Motion to accept by Councilman Espel seconded by Councilwoman Scannapieco; carried.

CORRESPONDENCE:

Request from Town Justices to attend the Magistrate's Conference September 14-17th in Niagara Falls, NY.

Greene County Resolutions No. 131-25 Awarding Fuel Oil Bid.

Letter from NYS Dept Public Service that Central Hudson filed for an increase in electric and gas delivery revenue.

Letter from Greene County Board of Elections the Town has no primary election on June 4th.

CONTINUING BUSINESS:

Adoption of Local Law 3 of 2025; tabled.
Adoption of Local Law 4 of 2025; tabled.

NEW BUSINESS:

Summer Recreation New Hires – Barb Erceg has requested the following individuals to be hired as counselors and assistants: Grace McCulloch, Lauren Liberti, Nathaniel Timot, Alexey Guenther, Kelsey Lackie, Alyssa Jackson, Alexandra Hallam, Mia Gottesman, Andrew Holliday, Sarah Penny, Abigail Cornelison, Casie Manetta. *Resolution # 52-2025 on motion of Councilman Giordiano, seconded by Councilman Espel to hire the above stated individuals for the Summer Recreation Program 2025. Adopted Vote: 5 Yes*

CDBG – Cementon Sewer Grant Funding Application. The Town wishes to apply for a CDBG grant application which requires an RFP for engineering and architectural services and a public hearing for the 2025 CFA Application for Office of Community Renewal Community Development Block Grant Program Funds. *Resolution # 53-2025 on motion of Councilman Giordiano, seconded by Councilwoman Scannapieco to advertise for RFP for engineering services related to Sewer District # 4 Rehabilitation Project. Adopted Vote: 5 Yes*
Resolution # 54-2025 on motion of Councilman Giordiano, second Councilwoman Scannapieco to schedule a public hearing for June 3, 2025 at 6:30 pm at Catskill Town Hall to describe the proposed project for the 2025 CDBG application. Adopted Vote: 5 Yes

Ambulance Drug Testing Policy – Supervisor McCulloch stated the Town's HR firm can update the policy for $750. *Resolution # 55-2025 on motion of Councilman Giordiano, seconded by Councilman Espel authoring Public Sector HR to update the Town of Catskill Ambulance Drug Policy for the fee of $750.00. Adopted Vote: 5 Yes*

Surplus Equipment – The bids were received for the cemetery surplus equipment. *Resolution # 56-2025 on motion of Councilwoman Scannapieco, seconded by Councilman Espel to accept the bids received for the cemetery surplus property. Adopted Vote: 5 Yes*

Supervisor McCulloch asked for a motion to schedule a public hearing for Local Law 5 of 2025 for the cell tower law. *Resolution # 57-2025 on motion of Councilwoman Scannapieco, seconded by Councilman Espel to schedule a public hearing for Local Law 5 of 2025 for May 21, 2025 at 6:30 pm.*

Central Hudson – The applicants were before the Town Board at the request of the Planning Board to determine if an escrow account will be needed for a decommissioning plan for their solar panel roof mounted project. It is the recommendation from the PB that there be no escrow account needed as the are a public utility and this is a roof mounted system. Councilman Giordiano stated there is none for residential projects. *Resolution # 58-2025 on motion of Councilman Giordiano, seconded by Councilwoman Scannapieco approving the Planning Board's request for no escrow account needed for decommissioning of Central Hudson's installation of roof mounted solar panels. Adopted Vote: 5 Yes*

Magistrate's Conference – *Resolution # 59-2025 on motion of Councilman Espel seconded by Councilwoman Scannapieco approving the attendance of the Town Justices to the Magistrate's Conference in Niagara Falls September 2025. Adopted Vote: 5 Yes*

BOARD COMMENTS:

Councilman Giordiano stated he will be meeting with Marc to plan out the installation of mafia blocks at the ball field near the pickleball court and playground.

Supervisor McCulloch stated the town will be completing the application for a road permit through DOT for the Palenville pocket park.

PUBLIC COMMENT:

Patti Fitzgerald asked about the Hampton Inn. Supervisor McCulloch stated the project is being held up due to the CSO issue with the Village of Catskill. Any new construction of over 2,500 gallons a day will be unable to hook into the village's system.

Joe Izzo asked about the notification to the property owners for projects before the Planning Board consider extending to 500 feet because of the rural nature of where some of the projects are considered. Mr. Hilscher stated that it would be addressed in the comprehensive plan revisions.

He then asked about the ambulance study. Supervisor McCulloch stated there is still no decision as there is no consensus and we are not remotely close to a decision.

With no further business a motion to end the meeting was made by Councilman Giordiano, second Councilman Espel. The meeting ended at 8:23 pm.

Respectfully submitted,

Elizabeth Izzo
Town Clerk