

Catskill Town Board Monthly Meeting
Catskill Town Hall
June 3, 2025 6:30 pm

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

Absent: Dawn Scannapieco, Councilwoman

Also Attending: Ted Hilscher, Town Attorney

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

Public Hearing – 2025 CFA Application for Office of Community Renewal CDBG Program Funds.

PUBLIC HEARING
TOWN OF CATSKILL – HAMLET OF CEMENTON, GREENE COUNTY
2025 CFA APPLICATION FOR OFFICE OF COMMUNITY RENEWAL
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS

The Town of Catskill will hold a hearing on June 3, 2025 at 6:30 PM at the Town Hall, located at 439 Main St, Catskill, NY 12414 for the purpose of hearing public comments on the Town of Catskill's community development needs, and to discuss the possible submission of one or more Community Development Block Grant (CDBG) applications for the 2025 Program Year.

The CDBG program is administered by the New York State Office of Community Renewal (OCR) and will make available to eligible local governments approximately \$50 million for the 2025 program year for housing, economic development, public facilities, public infrastructure, and planning activities, with the principal purpose of benefiting low/moderate income persons. The hearing will provide further information about the CDBG program and will allow for citizen participation in the development of any proposed grant applications and/or to provide technical assistance to develop alternate proposals. Comments on the CDBG program or proposed project(s) will be received at this time. The hearing is being conducted pursuant to Section 570.486, Subpart I of the CFR and in compliance with the requirements of the Housing and Community Development Act of 1974, as amended.

At the hearing, the Town will describe types of grant assistance available from the NYS Office of Community Renewal and will seek comments and suggestions from the public as

to proposed uses of Community Development Block Grant funds. The types of activities that may be undertaken with Community Development Block Grant program funds may include housing, economic development, public facilities, public infrastructure, and planning activities, with the principal purpose of benefitting low/moderate income persons.

Draft application(s) for Community Development Block Grant assistance including possible Public Infrastructure, Public Facilities and Community Planning applications will be discussed. The Town is considering a 2025 CFA Public Infrastructure application in an amount not to exceed \$1,500,000 to undertake a sanitary sewer infiltration and inflow remediation project for the Town of Catskill Sewer District #4, which serves the Hamlet of Cementon. The recommended work includes a combination of cast in place piping, targeted spot repair, replacement, and manhole reconstruction, and a limited amount of work at the wastewater treatment plant. This work would increase the resiliency and longevity of the sanitary collection system and reduce flows to the wastewater treatment plant. The Town is pursuing grant funding to help offset the user costs of this project, especially for low- and moderate-income persons, who this project will primarily benefit.

Documents related to the proposed Public Infrastructure project that will be reviewed at the public hearing will be available for public inspection at office of the Town Clerk by request and at the Town website <https://www.townofcatskillny.gov/> on or before May 28, 2025.

The Town Hall is accessible to persons with disabilities. If special accommodations are needed for persons with disabilities, those with hearing impairments, or those in need of translation from English, those individuals should contact Town Clerk Elizabeth Izzo, Town Hall, 439 Main St, Catskill, NY 12414 518-943-2141 or by email at eizzo@townofcatskillny.gov at least one week in advance of the hearing date to allow for necessary arrangements.

Written comments may also be submitted to Patrick McCulloch, Town Supervisor, Catskill Town Hall, 439 Main St, Catskill, NY 12414 until June 13, 2025.

Mark Blauer, the Town's grant writer, gave an overview of the grant process. He believes Cementon is low to moderate income and the job can be done for \$1.5 million for the sanitary sewer system. He distributed a copy of the budget completed by Delaware Engineering. No permits will be needed. The grant is 100% if the town wins the grant. Competition for grants has become competitive. He reviewed the steps needed to be taken if we are awarded the grant. An environmental review process will need to be conducted before applying for the grant. Comments will be needed from state agencies. At the next board meeting, a SEQRA review will need to be completed as well as resolutions. Also, if a person cannot connect to the system for affordability reasons, the town would make the connection.

Mr. Blauer asked if there were any questions. This is to rehab the sanitary sewer system to reduce the I and I process. The sewer system is old and the mains are leaking. He will be working with Delaware Engineering for the next 6 weeks to get the application ready.

There is an expectation the town should also use their own money for post grant administration work.

Mr. Blauer stated there is a quorum of the Town Board.

Patty Fitzgerald asked if the \$50 million is state-wide. Mr. Blauer explained the money that comes from HUD and explained the difference between entitled municipalities and non-entitled municipalities and how we would be competing with other non-entitled municipalities.

Supervisor McCulloch stated the residents of Cementon cannot afford another debt payment.

Mr. Blauer mentioned a capital reserve fund and Supervisor McCulloch stated we have an O & M line. Mr. Blauer stated it will be the expectation this fund will be able to fix minimal issues.

Supervisor McCulloch asked if there were any other comments. Mike Bulich asked if this system will be built for the potential of growth, whether that be new homes or businesses. Supervisor McCulloch stated he does not know the capacity of the plant but removing the I and I out of the plant will allow more flow.

Mr. Bulich confirmed if a house is built and they cannot afford to pay for the connection; the town would pay for it. Mr. Blauer stated yes. The state government wants to see this in the application and he wants the town to have the best chance of winning the grant. Supervisor McCulloch stated if there are any buildable lots in Cementon, a stub should be placed.

Supervisor McCulloch asked if there was any further comment. With none being heard, a motion to end the public hearing was made by Councilman Giordiano, second Councilman Espel. The public hearing ended at 6:56 pm.

The regular meeting began at 6:56 pm.

MINUTES:

May 6, 2025 Town Board Monthly Meeting
May 21, 2025 Town Board Committee Meeting

Motion to accept Councilman Espel, second Councilman Giordiano, carried.

CORRESPONDENCE:

Greene County Resolution Mortgage Tax – Catskill's share \$123,255.12
Greene County Resolution Awarding Bid Purchase Materials – Highway Dept.

NYS DOT Culvert Repairs Route 385 in the Town of Athens and Catskill.

Notice of Public Hearing Town of Stockport June 10, 2025 7 pm for local law short term rentals.

Town of Westerlo invitation to Independence Day Parade July 4th.

CONTINUING BUSINESS:

Local Law 4 of 2025 – Ted Hilscher stated the Town Board held a public hearing on this local law revising chapters of the Town Code for battery storage, solar, subdivision and zoning. He summarized the changes to each chapter.

Supervisor McCulloch asked if all were ok with the laws as written. SEQRA was reviewed and there is no impact or limited impact on the environment.

Resolution # 67-2025 on motion of Councilman Giordiano, second Councilman Kozloski issuing a Negative Declaration for Local Law 4 of 2025. Adopted Vote: 4 Yes 1 Absent (Scannapieco)

Resolution # 68-2025 on motion of Councilman Giordiano, second Councilman Espel to adopt Local Law 4 of 2025. Adopted Vote: 4 Yes 1 Absent (Scannapieco)

NEW BUSINESS:

Delaware Engineering – Supervisor McCulloch would like to use Delaware Engineering for the comprehensive grant. Last year we were unsuccessful and hope this year will be different. Resolution # 69-2025 on motion of Councilman Giordiano, second Councilman Espel authorizing the Supervisor sign the Professional Services Agreement with Delaware Engineering for the Smart Growth Community Development Grant Program. Adopted Vote: 4 Yes 1 Absent (Scannapieco)

MEO Positions – Shawn Beers would like to post for two MEO positions. Resolution # 70-2025 on motion of Councilman Giordiano, second Councilman Espel to post for two MEO positions at the Highway Department. Adopted Vote: 4 Yes 1 Absent

Cemetery Equipment Quote – Councilman Giordiano stated this is for a weight box, finish mower and pallet fork in the amount of \$5,045. The money will come from perpetual funds. Resolution # 71-2025 on motion of Councilman Kozloski, second Councilman Espel to

purchase the weight box, finish mower and pallet fork for the Cemetery Department from Charles Biers in the amount of \$5,045. Adopted Vote: 4 Yes 1 Absent (Scannapieco)

Music in the Park – HOCA submitted a letter for sponsorship of this year's Music in the Park. The Town has supported this in the past. The money is in the celebration line. Resolution # 72-2025 on motion of Councilman Giordiano, second Councilman Kozloski authorizing the expenditure of \$2,500 to HOCA for the Music in the Park 2025 season. Adopted Vote: 4 Yes 1 Absent (Scannapieco)

VOC Agreement for Cannabis Tax Revenue – Supervisor McCulloch stated the agreement is an 80/20 split with the Village 80% and the Town 20% for dispensaries within the Village of Catskill. Resolution # 73-2025 on motion of Councilman Giordiano, second Councilman Espel authorizing the Supervisor sign the contract for Cannabis Tax Revenue with the Village of Catskill. Adopted Vote: 4 Yes 1 Absent (Scannapieco)

PUBLIC COMMENT:

Mike Bulich asked about the Good Cause Eviction legislation and when there may be conversations about it. Supervisor McCulloch stated the board has had public hearings on the subject and we are not acting on it now. Mr. Bulich stated he is opposed to the legislation.

Patty Fitzgerald stated the Memorial Day Parade was fantastic and she saw Marc Molinaro who said the funds for the Leeds sidewalk project should be in the budget. Mr. Bulich stated the legislators have had conversations and they expect to bring the topic to the public soon.

Bill Buck, who owns land on Route 23A was happy to hear about the code changes to construction yards. He discussed a variance with a piece of his property with Matt and cannot get an answer. Mr. Hilscher will call.

Reid Mower stated the town has 27 illegal construction businesses. He asked what year grandfathering is. Mr. Hilscher gave a definition of grandfathering as it pertains to town code.

Supervisor McCulloch gave an update for Penn Avenue. He has been on the phone with Homeland Security, DOH, DEC etc. trying to rectify the issue with Penn. We declared an ER as per DEC and the DEC has denied us a permit as we cannot afford their recommended pipes and the permit was pulled. We submitted a request to GC ER for a temporary bridge and we were denied. We can rent a bridge and Shawn Beers contacted the company in PA. The cost is \$3,000 delivery and \$26,000 per year to rent it. It will be more than 2 years there if we are awarded the grant. We are submitting a grant. Homeland Security will conduct a site review to see if the state can help. We will have to pay for the cost of the bridge at the expense of not paving or patching roads. We cannot rechannel the stream per DEC who

states it has a natural path. Every time it floods, it gets worse. It is very frustrating.

Councilman Giordiano stated Ulster County is closing down their part of the road to redo their bridge so the road will be closed to Route 32A. Supervisor McCulloch stated that construction date is 26 or 27 and our work will be done in 27 or 28. There has been discussions to close the road but we are reluctant to. There are 5 houses in the town and one residence in Ulster County.

Game Farm Road Culvert – Work will start on Monday.

Councilman Giordiano would like to meet with the school to discuss a five-to-seven-year plan for the ballfield upgrades. A new infield will cost \$52,000. Mike Bulich stated there needs to be proper training on how to maintain the field.

Supervisor McCulloch asked if anyone had any further comment. With none being heard, a motion to enter executive session to discuss a personnel issue was made by Councilman Espel, seconded by Councilman Kozloski. No further discussion will take place after the end of the executive session. The executive session began at 7:31 pm.

As told by Supervisor McCulloch, a motion to exit the executive session and end the meeting was made by Councilman Giordiano, seconded by Councilman Espel. The meeting ended at 8:01 pm.

Respectfully submitted,

Elizabeth Izzo
Town Clerk