

Catskill Town Board Monthly Meeting with Public Hearings

Catskill Town Hall

September 5, 2023 6:30 PM

PRESENT: Dale Finch, Supervisor
Jared Giordiano, Councilman
Patrick McCulloch, Councilman
Dawn Scannapieco, Councilwoman
Paul Vosburgh, Councilman

Also Attending: Ted Hilscher, Town Attorney

Supervisor Finch opened the meeting with the Pledge of Allegiance.

CONTINUATION PUBLIC HEARING EXPANSION LEEDS JEFFERSON HEIGHTS WATER AND SEWER DISTRICT:

Supervisor Finch asked if there was any comment. Delaware Engineering has performed the flow test but we have no official results yet. Motion to hold the public hearing open until the next meeting was made by Councilman Giordiano second by Councilman McCulloch, so carried.

Public Hearing regarding Local Law 4 of 2023 Changes to the Town Code:

Supervisor Finch passed the reading of the public notice. Town Attorney Hilscher reviewed the proposed changes:

1. PDD (Planned Development District) – this will be a new law. Councilman McCulloch would like # 6 to be all districts, not just RA and if changed, #7 should be changed as well. The number of acres discussed are 10 acres residential, 3 acres commercial and 5 acres industrial. There is a potential to override with a supermajority vote of the board. Councilman McCulloch would like mobile home expansions as part of Section 51-06. Supervisor Finch would like to grandfather existing mobile homes.
2. Chapter 90 Unsafe buildings – notice to be sent by certified mail instead of registered mail. Councilman McCulloch would like notices to be sent to the appropriate fire department also.
3. Chapter 115 Junk – Mr. Hilscher stated the only proposed change is in Section 115-20 Exclusions is eliminating lawn or yard or garden ornaments and lawn and patio furniture as not junk furniture.
4. Chapter 132A Shipping Containers – Councilman Vosburgh asked why and how this came about. Supervisor Finch stated there are a lot of tractor trailer body trucks not registered. Councilman Vosburgh stated that is different than a shipping container. Supervisor Finch under vehicles this can be addressed; registration, inspection but some people do not like shipping containers placed in yards. Councilman Giordiano stated people are building houses out of them. Councilman Vosburgh agreed with some language about them but not getting rid of them. Supervisor Finch wants them prohibited in MDR and HDR zones. Mr. Hilscher stated there are different levels. This law came from New Scotland. He reviewed the language. Allow in RA but with a special use permit. Councilman Vosburgh doesn't agree with the law. Councilman McCulloch stated the square footage is like a shed. Supervisor Finch asked if you would like to see a shipping container on Brooks Lane. The code tells us what we can and can't do and asked the board what you want the town to look like. Mr. Hilscher stated it must meet setbacks. Farm,

acceptable; RA by special use permit; HC/I can have. Five-year renewable permit. In GC residential zone not allowed unless temporary but can be grandfathered if someone has one now if they sign up with the CEO. Councilwoman Scannapieco asked how would the property owner know they need to sign up? Mr. Hilscher stated that is the catch, they wouldn't. Supervisor Finch stated he is not sure they need to renew every five years. Councilman Giordiano asked who would be responsible for that timeline and in GC, people use for extra storage. Discussion ensued. Councilwoman Scannapieco asked how this got brought up. Supervisor Finch stated it was his idea. After further discussion, Mr. Hilscher asked for directions. It was decided to allow in HC, GC and I zones and in RA allowed but not in the front yard. In residential, would need a special use permit and to meet setbacks and be painted. Mr. Hilscher will amend and the board will review again.

5. Chapter 134B Solar Energy – There is one change. In Section 134B-9 Subsection 8 added in all zones for large scale solar energy systems are permitted only on open space fields which have been mowed, plowed, or otherwise cultivated within the last twenty-four months. This is due because of carbon footprint and to make sure there is no deforestation of 50 acres of trees. Councilman Giordiano would like large scale projects donate due to the loss of green space. Councilman Vosburgh stated the state has laws for large scale. Mr. Hilscher is not sure the state would allow that. Supervisor Finch stated we are trying not to cut trees down.
6. Chapter 138 Streets and Sidewalks – Mr. Hilscher stated Section 138.18 Minimum requirements for private streets -Subsection G is changed to include up to 3 additional lots or residential units do not have to front private or public streets and can use a driveway. No more than three on a driveway and lots cannot be further subdivided.
7. Chapter 140 Subdivision of Land – the change is to the definition of a lot, Section 140-9 Definitions LOT – or in the case of a minor subdivision, on a driveway if otherwise in compliance with section 140-18(12)(i).
8. Chapter 160 Zoning – Section 160-5 Terminology, Accessory Use. This is a specific request from Matt to close a loophole as people are putting up tiny homes as sheds, accessory use, and renting them out. What is added is no building with plumbing shall be considered permitted accessory use, except for a garage with a door or doors permitting vehicular access. Section 160-8D, all parcels fronting on a street or highway, the entire parcel deemed within the boundaries of the district when 75% of the parcel lies within the boundary of the district for which the street or highway lies in.
 Multiple Family Dwelling- special use in HR zone.
 Mobile Homes – on a permanent or fixed foundation will be permitted in all zones where single-family housing is allowed.
 Home Occupancy – permitted in all residential and commercial zones.

Mr. Hilscher stated these are the revisions for now. Supervisor Finch would like to leave the public hearing open. Motion by Councilman Giordiano second by Councilwoman Scannapieco to leave the public hearing for Local Law 4 of 2023 Zoning Amendments open.

The Town Board monthly meeting convened at 7:49 pm.

MINUTES:

August 1, 2023	Town Board Monthly Meeting and continuation PH
August 16, 2023	Town Board Committee Meeting
August 25, 2023	Special Meeting

Motion to accept the minutes by Councilman McCulloch, second Councilman Giordiano; carried.

RESOLUTIONS:

Resolution # 78-2023 Reappointment of Matthew Goodell to the Board of Assessment Review October 1, 2023 to September 30, 2028. Motion by Councilman McCulloch second by Councilman Giordiano. Adopted Vote: 5 Yes

CORRESPONDENCE:

Letters from CHPE start of construction for Segment 11 Champlain Hudson Power Express project & notice of submission of Hudson River pre-lay mapping EM & CP for the CHPE project.

Laberge & Group solicitation for 2024 Consolidated Funding Application and Water Infrastructure Improvement grants.

Letter from NYS Department of Public Works regarding Central Hudson's amendment to increase its electric delivery revenue by approximately \$139.5 million (a 31.9% increase) and its natural gas revenue by approximately \$41.5 million (a 20.2% increase). The Department will hold a series of virtual public meetings to seek input and comments regarding the amendments. *Councilman Vosburgh would like a resolution opposing the rate hike by Central Hudson. Resolution # 79-2023 on motion of Councilman Vosburgh second by Councilwoman Scannapieco opposing Central Hudson Gas and Electric Corp. proceeding on motion of the Commission to rate, charge, rules, and regulations amending electric and gas charges. Adopted Vote: 5 Yes*

Letter from Central Hudson providing notice of their proceeding on motion to change the rates, charges, rules, and regulations of CH electric and gas service.

Copy of resolution from Greene County in opposition of State Senate Bill and State Assembly Bill to amend the Uniform Justice Court Act, Town Law, and Village Law, in relation to requiring certain Town and Village justices be admitted to practice law in the state.

NYS Association of Towns Training for Regional Planning and Zoning Schools: Batavia 9/22; Oneonta 10/13; Corning 10/30.

NYS Association of Towns Annual Meeting and Training School February 18-21, 2024 in NYC. Rooms booked before 10/31 will be available at the 2023 rate.

Notice from Brian Ryan regarding his application for a 4-family dwelling unit 24 N. Jefferson Avenue and the public hearing by the Planning Board, October 10 at 6:50 pm.

CONTINUING BUSINESS:

Replacement towel and soap dispensers – Town Hall. *The question is to use electric devices which are not readily available. Councilman Vosburgh stated we use recycled paper. Councilman Giordiano stated the issue is with paper towels in the toilet. Supervisor Finch stated the dispensers are old and no longer effective. Resolution # 80-2023 on motion of Supervisor Finch second by Councilwoman Scannapieco to replace the hand and soap dispensers in the bathrooms at Town Hall in the amount of \$737.36 by Aramsco Inc. Adopted Vote: 5 Yes*

Adoption of Local Law 4 of 2023. *The local law will be on hold until after the close of the public hearing.*

NEW BUSINESS:

Schedule Public Hearing for Building Code Violations (tax map # 184.00-5-24). This property is in Palenville. The public hearing is for three buildings to be either torn down or repaired. Mr. Hilscher stated a letter will be sent to the property owner regarding the date and time of the public hearing. *Resolution # 81-2023 on motion of Councilman McCulloch second by Councilwoman Scannapieco to schedule a public hearing for property located at 3462 Route 23A, Tax Map # 184.00-5-24 in that it is in violation of Chapter 90 of the Town Code and direct the public hearing by scheduled for Tuesday, October 3, 2023 at 6:30 PM at Catskill Town Hall. Adopted Vote: 5 Yes*

Mr. Hilscher stated after the public hearing rehab will need to commence by October 9th and completed by November 11th. If failed, the Town can demolish the buildings.

PUBLIC COMMENT:

There was no public comment.

BOARD COMMENT:

Councilman Giordiano mentioned looking into combining the Planning and Zoning Boards. He asked Liz to do some research which would be forwarded to the rest of the board.

Supervisor Finch asked for a motion to enter executive session to discuss a legal matter. No other business will be discussed at the close of the executive session. Motion by Councilman Giordiano second by Councilwoman Scannapieco. The executive session began at 8:13 pm.

As told by Councilman McCulloch, motion to exit executive session and end the meeting was made by Councilman Giordiano second by Councilwoman Scannapieco. Meeting ended 8:50 pm.

Respectfully submitted,

Elizabeth Izzo
Town Clerk

