

Catskill Town Board Monthly Meeting with Public Hearings

Catskill Town Hall

October 3, 2023

6:30 PM

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

Supervisor Finch opened the meeting with the Pledge of Allegiance.

PUBLIC HEARING – Unsafe Structure, 3462 Route 23A, Palenville, NY Tax Map # 184.00-5-24.

Mr. Hilscher stated that the public hearing notice was sent by registered mail and the notice was in the paper. The building must be secured or removed within the 20-day timeframe. If not, the Town Board can safely remove or secure the structure as of October 10th if no work commences by that point.

Supervisor Finch stated this is a tight timeline to get reimbursement. Councilman Vosburgh stated it is not a huge job. Mr. Hilscher stated Matt will need to view the property and can start tearing down October 10th. The board can pass a resolution in the meeting.

Supervisor Finch asked if anyone had any concerns. Mr. Hilscher stated an aerial picture of the four buildings identified as being hazardous was given to the property owner.

With no further comment a motion to adjourn the public hearing was made by Councilman Giordiano, second by Councilwoman Scannapieco. Meeting ended 6:35 pm.

PUBLIC HEARING – Local Law 5 of 2023 Overriding the Tax Levy Limit for Fiscal Year 2024

The public hearing opened at 6:36 pm. Supervisor Finch asked if anyone had any comment or questions regarding this local law. With no comment, a motion to close the public hearing was made by Councilman Giordiano second by Councilman Vosburgh. The public hearing ended at 6:37 pm.

CONTINUATION OF PUBLIC HEARING – Local Law 4 of 2023 Zoning Amendments

The public hearing opened at 6:37 pm. Supervisor Finch stated this is to review the changes as previously discussed. Mr. Hilscher stated the board had made changes to four chapters. Those chapters were posted by the clerk on the website for the public to review.

Chapter 51- Planned Development Districts. There was a change to B(6) for the ability of a PDD in all districts. Section 51.02 with minimum acreage per zone; residential 10 acres, commercial 3 acres and industrial 5 acres. Projects with less acreage can be considered with a 4/5th vote of members of the Town Board. Section 51.02(D) 35% of the gross area of the PDD will remain green space. After discussion, that percentage was changed to 10%. Section 51.03(B)(3) engaging consultants was added. Section 51.06 mobile homes only applies to new mobile home parks and does not apply to individual mobile homes or expansion of a mobile home park.

Chapter 90 - Unsafe Buildings. Approved last time.

Chapter 115 – Junk. Approved last meeting.

Chapter 132A – Shipping Containers. Section 132A (3) has shipping containers allowed in Industrial, General Commercial and Highway Commercial zones without the need to reapply for a permit. 132A (6) existing shipping containers are grandfathered and registration with a building permit 6 months after the date of the law. Councilman Vosburgh asked how we are to know they are there? Supervisor Finch stated that's the question. Aerial photos. It is a drawback of compliance. Discussion about removing the 180 days and only keeping it grandfathered. Councilman Giordiano stated this will bog down the Planning Board with rural residential zones needing approval. Mr. Hilscher stated in (4) use of a shipping container in excess of 60 days requires a permit from the CEO. 132A-(3)(E) color will be earth tone and landscaping equal height of container with the change being if visible from a neighboring parcel, instead of the CEO deciding. (F) firm solid base, the word firm is removed. (I) dwelling prohibited.

After discussion about restricting colors, letter (E) was changed to a uniform color.

Chapter 134B Solar Energy Systems. There is one change 134 B(9)C(8) which was site and included other open space devoid of trees.

Chapter 160 Zoning. Section 160-5 Definitions of building and structure. Building has a roof a structure is anything manmade about ground. This is so the definitions of building and structure are not interchangeable.

Fences are 6 ½ feet are buildings but this is a bad definition as fences are not buildings. Chapter 160.33 fences were added as were gates, walls, and vegetative screen to regulate. Section 160-33(5)(6) in front yard fence can be no more than 38 inches in height. Discussion about fencing types. Mr. Hilscher asked the board if they wanted to regulate fences. Councilman Vosburgh stated no. Councilman Giordiano stated it is an overreach and there is a basic definition of fences. Councilwoman Scannapieco stated someone paying \$50,000 for a fence on a couple acres should be able to put up a fence. Councilman McCulloch stated he would like to see something to regulate fences such as in the front yard no higher than four feet and backyard no higher than seven feet but we shouldn't regulate the material used for a fence.

After further discussion, Mr. Hilscher stated to pass the other amendments to the zoning and table fences. Councilman Vosburgh stated less is better. Supervisor Finch stated we should have a minimum. Mr. Hilscher stated 36 inches for a solid fence, 4 feet in front yard with type of fence being a see through or non-privacy fence. What was decided is a solid fence in the front yard is no higher than four feet. Vegetative screening was removed. Everything else left at 7 feet.

Mr. Hilscher also mentioned if the town has a judgement against a property owner, the judgement needs to be paid off before proceeding with any improvements.

Public hearing on Local Law 4 of 2023 ended on motion of Councilman Giordiano, second by Councilwoman Scannapieco 7:38 pm.

Regular meeting convened 7:39 pm.

MINUTES.

September 5, 2023 Town Board Monthly Meeting with Public Hearings
September 20, 2023 Town Board Committee Meeting with Public Hearings

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

RESOLUTION: Resolution # 89-2023 on motion of Supervisor Finch second by Councilman Vosburgh to continue to offer Medicare Part D prescription plan coverage provided through Express Scripts Insurance Company for retirees through third party administrator Benistar for year 2024 and with years 2025 and 2026 having zero percent increase for coverage. Adopted Vote: 5 Yes

SUPERVISOR COMMENTS: Planning Board training was discussed. Councilman McCulloch stated the PB can go on the NYS website for free training. Councilman Giordiano stated the chair of the PB should notify the board members they need to do their training. Supervisor Finch stated we need to see how committed people are to be on the board when interviewing. Councilman McCulloch stated the college has classes. Supervisor Finch stated it is a matter of convenience. Councilman McCulloch stated there is nothing more convenient than on-line classes. Councilman Giordiano does not want to pay someone to host a training class. Supervisor Finch stated a list will be sent of on-line classes with the link. Councilman McCulloch stated we are the only town who pays for training.

CORRESPONDENCE:

Greene County Res 305-23 Amounts Due by Respective Towns for BOE Chargebacks, Real Property Tax Chargebacks and Erroneous Assessments (Catskill's share \$43,802.47)

Greene County Resolution 291-23 Awarding Bids for Abrasives used in Snow Control and Ice Control.

Letter from Shaun Groden, County Administrator, regarding parking lot at the Senior Center. *Resolution # 90-2023 on motion of Councilman McCulloch, second Councilman Vosburgh authorizing Greene County use of the back parking lot at the RASC for temporary parking during the construction phase of the Champlain Hudson Power Express Project. Adopted Vote: 5 Yes*

Letter from Silver Linings Senior Club requesting a stipend for bus trips.

Email from Judge Jacobs regarding use of the courtroom for Peer Court/Community Action of Greene County. *Resolution # 91-2023 on motion of Supervisor Finch, seconded by Councilman Vosburgh authorizing use of the Town Court/Town Board meeting room for Peer Court by Community Action of Greene County. Adopted Vote: 5 Yes*

Notice of in-person public statement hearings from NYS Dept Public Service for Central Hudson's request to increase gas and electric fees with the first meeting being held at the Senior Center 10/17 at 1:30 pm.

Email from Sean Mahoney, Hunter Town Supervisor, regarding seasonal parking prohibition being lifted for areas Ice Climbers Lot and Rat Hole Parking Area within the Kaaterskill Clove.

Letter from Greene County Acting Clerk to the GC Legislature, Tammy Sciavillo, requesting the Town's 2024 adopted budget by November 20th.

Request to use the Senior Center by Reverend Turpin for Rev. Sue's birthday celebration, October 21st from Noon to 5 pm. *Supervisor Finch stated in the past we have not allowed birthday celebrations to take place after hours as we do not have the staffing. All agreed to deny the request.*

CONTINUING BUSINESS:

Adoption of Local Law 4 of 2023 – *Mr. Hilscher first reviewed SEQRA. All answers were no except archaeological resources as yes but small impact on the environment. Resolution # 93-2023 to adopt a negative declaration with motion made by Councilman McCulloch, second by Councilman Giordiano. Adopted 5 Yes*

Resolution # 94-2023 to adopt Local Law 4 of 2023 Amending the Code of the Town of Catskill with motion made by Councilman Giordiano, second by Councilman McCulloch. Adopted Vote: 5 Yes

Adoption of Local Law 5 of 2023 – *Resolution # 92-2023 to adopt Local Law 5 of 2023 Overriding the Tax Levy Limit for Fiscal Year 2024 with motion made by Councilwoman Scannapieco, second by Councilman Vosburgh. Adopted Vote: 5 Yes*

Resolution # 95-2023 on motion of Councilman Vosburgh, second by Councilman Giordiano to request proposals with notice to Greene County for demolition of property owned by Juan Carlos Grande, 3462 Route 23A, Palenville, NY Tax Map # 184-00-5-24 if no remediation has begun by October 10, 2023. Adopted Vote: 5 Yes

Quote – camera system Highway Department. *This is for intrusion, fire, smoke, and alarm monitoring. Doyle is on state contract. The plans were reviewed. After discussion, it was tabled and will look at other companies.*

NEW BUSINESS:

Presentation of the 2024 Tentative Budget. *The Town Clerk presented to the Board the 2024 Tentative Budget. Supervisor Finch stated he cannot compliment enough Kirsten Bulich for her work on the budget. He is comfortable with this tentative budget.*

Supervisor Finch highlighted some budget items: There is a zero percent increase in CDPHP's health plan, retirees 2 ½% increase and NYSHIP is yet to be determined.

Employee wages coincide with the Highway at 3.5%. Ambulance is 11% in their contract. It wasn't fully budgeted last year. We are investing in our employees to provide excellent service.

The ambulance increase is \$220,000 and we will discuss it further at the budget meeting.

We applied fund balance with the A fund \$230,000, B Fund \$125,000 and DB \$100,000. The DB may be the weakest. We are rolling over \$40,000 in software. We will need to decide about where to have the DB fund at.

The tentative town budget tax shows a \$7.78 per \$1,000 assessed value.

There were no changes to the Department Head's requests.

The Assessor's office has a change in hours worked to twenty.

The ambulance department is asking for an additional FT EMT and lowering overtime by \$29,000.

Highway equipment line is \$110,000. Central Garage has a \$16,000 for spray foam insulation.

The Town Hall improvements are near completion. The Senior Center is completed.

We need to look at the HVAC at the Ambulance and Central Garage buildings.

Assessments for 2025/2026.

Ambulance replacement and reserving \$30,000.

We need to talk about Highway Equipment and Information Technology with computer rotation.

EXECUTIVE SESSION:

With no further business a motion to enter executive session to discuss specific legal matter was made by Councilman Giordiano second by Councilman Vosburgh. No further business will be discussed at the close of executive session. The executive session began at 8:23 pm.

As told by Councilman Giordiano, executive session and meeting ended 8:50 pm.

Respectfully submitted,

Elizabeth Izzo
Town Clerk