

Catskill Town Board Committee Meeting
Catskill Town Hall
January 18, 2023 6:30 PM

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

Also Attending: Ted Hilscher, Town Attorney
 George June, Ambulance Administrator

Supervisor Finch welcomed all in attendance. He asked Mr. June to address the board first.

George June, Ambulance Administrator, spoke of the memo he sent the board regarding new hires and a promotion for his department. Supervisor Finch stated we are fortunate to have applicants come on board and asked for a motion to hire said applicants. *Resolution # 5- 2023 on motion of Councilman Giordiano second by Councilman McCulloch to hire Jesse Galina and Tylor Cornell as PT EMT's and Barbara Lacitignola as PT Paramedic effective February 1, 2023 pending pre-employment screening. Adopted Vote: 4 Yes 1 Absent (Scannapieco)*

Resolution # 6-2023 on motion of Councilman Giordiano second by Councilman McCulloch to appoint Alexis Fava as FT AEMT with approval of the medical director, Dr. Stanger, effective February 5, 2023. Adopted Vote: 4 Yes 1 Absent (Scannapieco)

Mr. June stated they took possession of the new ambulance and are waiting for radios to be installed.

RESOLUTIONS:

Resolution # 7-2023 on motion of Councilman McCulloch second by Councilman Giordiano to hire Peter Gallo as PT Cemetery Maintenance Person at a rate of pay of \$17.40 per hour effective January 18, 2023. Adopted: Vote 4 Yes 1 Absent (Scannapieco)

CONTINUING BUSINESS:

Allyson Phillips of Young Sommer spoke to the board on behalf of her client David Vipler, Catskill Country Club, and the subdivision approval condition of connecting to the municipal sewer either as an outside user agreement or expansion of the sewer district. There is a time schedule to adhere to. They wish to petition the board for expansion and hopefully next month schedule a public hearing for March. Mr. Hilscher stated he is satisfied with the proposal and if expanding the boundary of the district, that will need DEC approval. Ms. Phillips stated we can get that documentation but first we need to have town board approval and if subsequently approved, we can go to DEC after. Supervisor Finch asked if it was only this parcel. Ms. Phillips stated only the newly divided subdivision. Councilman McCulloch stated it is straight forward. All were good to discuss in February.

Resolution # 9-2023 on motion of Councilman Giordiano second by Councilman McCulloch to expend ARPA funds for the installation of a new furnace at the Little Red Schoolhouse in the amount of \$3800.00

and SIP-Trunking phone upgrades at Town Hall in the amount of \$838.50. Adopted Vote: 4 Yes 1 Absent (Scannapieco)

NEW BUSINESS:

Mr. Hilscher, Town Attorney, reviewed the proposed revisions to the town code. Most problems were identified by himself, the Planning Board, and the Code Enforcement Officer which were language and loopholes.

Discussion about a new definition of townhouses and our law and the state law of how many units are used. The recommendation from the PB is to change from 2 to 3 to be consistent with the state law. The board was split with Councilman Giordiano and Supervisor Finch wanting 3 and Councilman McCulloch and Councilman Vosburgh 2. Definition to stay as written; two units.

Discussion about applications for a new subdivision on a private road must include a road maintenance agreement which provides for the entire length of the road to allow emergency vehicle access. Mr. Hilscher stated this is a compromise as the thinking was if it is a substandard road and ER vehicles cannot traverse the road, the existing private road predates zoning but now all new construction must have ER vehicle access. After discussion, still questioning for now. Councilman Giordiano suggested changing to all existing residents agree to a maintenance agreement.

Zoning map revision – add parcel ID (hotel parcel near the thruway in its entirety to HC zone).

Posting of Notice of public hearing on property – Councilmen McCulloch, Giordiano and Vosburgh are not in favor of. Supervisor Finch liked the idea of the property being posted “Notice of Public Hearing”. All were in agreement to expand the notification requirements to 500 feet from the property; no sign on property.

Flag pole width on a flag lot changed to 24 feet.

Construction yard/storage yard new definition. Councilman Vosburgh was against. After discussion, if primary residence, up to 3 pieces commercial equipment. If more than that, all zones by special permit.

New section 160-33 Protection of Flood Ways and Plains and new definition FILL. Still needs more investigation. Scratched for now.

New definition – FORESTRY and LOGGING. Add wood products. Milling – logs harvested on site used on site. Growth/sale of Christmas trees or firewood permitted in all zones.

Removal of timeframe for SEQRA regulations with subdivisions.

Requiring copy of deed with all applications.

Flag lots cannot be further subdivided.

Definition of a buildable lot (requiring water and sewer).

New definition – KENNEL. Councilman Giordiano wants animal hospitals excluded. Councilman Vosburgh concurred.

New definition – CANNABIS. Councilman Vosburgh asked about the cannabis board regulations. Mr. Hilscher stated they just came out and we cannot be in violation of state law. Discussion about how many feet from a school, church, playground. Mr. Hilscher will send what the state came up with.

Short Term Rentals – legislation in Albany. Adding to table of uses.

New definition – MULTI-FAMILY DWELLING. We do not have a definition. Section 160-9 allows unlimited multiple dwellings. Recommendation limit to two dwellings. Councilman Vosburgh stated housing is restricted. After discussion, this section remains under review.

New Chapter – BATTERY STORAGE FACILITIES. The language comes from NYSEDA. Tier 2 only in Industrial. Councilman Giordiano stated we are pigeonholing if only one. Add to HC. Everyone ok with.

New Section 138A-8 Solar Energy PILOT Agreements. Came from Ray Ward.

With no further discussion a motion was made to hold a public hearing for Local Law 1 of 2023 providing a Real Property Tax Exemption for Volunteer Firefighters for Wednesday, February 15, 2023 at 6:15 PM at Catskill Town Hall and a public hearing for Local Law 2 of 2023 amending the Code of the Town of Catskill, for Wednesday, February 15, 2023 at 6:20 PM at Catskill Town Hall. *Resolution # 8-2023 on motion of Councilman Giordiano second by Councilman McCulloch scheduling public hearings at Catskill Town Hall for LL 1 of 2023 and LL 2 of 2023 for February 15, 2023 at 6:15 PM and 6:20 PM respectfully. Adopted Vote: 4 Yes 1 Absent (Scannapieco)*

Mr. Hilscher broached the establishment of a fund for public parks under Town Law Section 277, taking ten percent of assessment of vacant land with subdivision applications and placing in a fund for parks. If the town wishes to adopt, the Planning Board can request as a condition. Supervisor Finch stated we can discuss it at our next meeting. We still want to encourage development.

Supervisor Finch polled the board for comments. With no further discussion, a motion to end the meeting was made by Councilman Giordiano second by Councilman Vosburgh. Meeting ended 9:05 PM.

Respectfully submitted,

Elizabeth Izzo
Town Clerk