

Town Board Committee Meeting
Catskill Town Hall
January 19, 2022 6:30 pm

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

Also Attending: Theodore Hilscher, Town Attorney
 Matthew Carlile, CEO
 Theresa Golden, Planning Board Chair
 William DeLuca, Planning Board Member

Supervisor Finch opened the meeting with the Pledge of Allegiance and thanked all for coming.

RESOLUTIONS:

Resolution # 9-2022 on motion of Councilman Vosburgh second Councilman McCulloch appointing Eva Walczak-Atwood to the Greene County Planning Board as the Town of Catskill's representative effective April 1, 2022 through March 31, 2024. Adopted Vote: 3 Yes 2 Absent (Scannapieco/Giordiano)

Resolution # 10-2022 on motion of Councilman McCulloch second by Councilman Vosburgh changing the employment status of Eugene Edwards from temporary full-time MEO to full-time MEO at a rate of pay \$20.77 effective January 17, 2022. Adopted Vote: 3 Yes 2 Absent (Scannapieco/Giordiano)

Resolution # 11-2022 on motion of Councilman McCulloch second Councilman Vosburgh appointing Theresa Golden as Chair of the Planning Board and Larry Federman as Vice Chair of the Planning Board for the year 2022. Adopted Vote: 3 Yes 2 Absent (Scannapieco/Giordiano)

AMENDMENTS TO TOWN CODE:

Mr. Hilscher presented the proposed zoning changes. Most changes have to do with procedure and process. There are six areas of the code for review.

Chapter 134 Signs – the intent is for no further billboards and to sunset the ones now. Councilman Vosburgh doesn't agree. Councilman McCulloch stated they are regulated under state code. Supervisor Finch stated the law now is no new billboards within the town. Ms. Golden would like them to not be allowed in RA zones only. Mr. Hilscher stated this will be sent back to the Planning Board for additional recommendation regarding site plan approval and where to put them.

Chapter 133 Short-Term Rentals – this is a brand new chapter. We cannot do anything that violates state law but it hasn't been passed yet. The impetus for this chapter was the fire on High Falls Rd Ext. and safety. Supervisor Finch stated it makes sense people who come here have a level of safety. Mr. Hilscher stated this will create more work for the code office and to keep in mind the possible need for additional monies and people. Councilman Vosburgh asked how to regulate and if a fee structure has been determined. Councilman McCulloch stated the Village of Catskill charges a one-time fee of \$350 and \$175 yearly after. Mr. Carlile stated the fee should come through Liz and scheduling of inspections. Mr. Hilscher will address section 133-4(c) and will stagger based on date of application. There was

discussion of egress and Mr. Carlile stated it needs to follow NYS Code. The inspection would show any issues. Mr. Hilscher stated the fees will be set by the board and he will also add a fine structure for violations.

Chapter 134 Solar Energy Systems – Mr. Hilscher stated this is mostly rewritten as it did not make sense. Changes to large scale solar system to 15kw or greater as now it is 10kw. Councilman Vosburgh stated there should be a small scale decommissioning plan. Mr. Hilscher asked what it would require a homeowner to do. Review of large scale system. Mr. Carlile asked to change the height of pole mounted solar. 15 feet height being kept.

Chapter 138 Streets and Sidewalks – Mr. Hilscher stated the only change is in the appendix. The 50 foot right of way for a private road was thought to be excessive. The change is 24 foot. After discussion regarding emergency vehicle access, the right of way was amended to 30 foot.

Chapter 140 Subdivisions – The only change is section 140-18 (c) (10) regarding flag lots and inconsistencies. The need for road frontage is 24 feet. Under section 140-18(c) (12) (e) the maximum length of the driveway was removed.

Chapter 160 Zoning – Mr. Hilscher created a table for setbacks and uses in permitted zones for ease. Cannabis dispensary was added subject to site plan review in the Highway, Commercial and Industrial zones. Crematories were removed from Residential Agriculture and added to Industrial. Large scale solar requires a special use in Residential Agriculture, Highway Commercial and Industrial. No longer allowed in General Commercial or Residential. The definition of manufacturing was tightened up. The definition of commercial was added. Roosters are no longer permitted in residential zones. Chickens are ok. Zoning permit will be for any construction that does not otherwise need a permit to comply with setbacks. Under Section 160-22 consultants was added and escrow deposits will be required. Accessory apartments was added 160-31. If sharing septic or well the property cannot be subdivided. Mr. Hilscher stated language has been added so the Code Enforcement Officer can go on any land. Townhouses and condos was discussed. Mr. Hilscher will look at other municipality's codes and draft a document for the board to review. Mr. Hilscher stated he will have the changes to the board for their next meeting.

With no further discussion a motion to enter into executive session to discuss a personnel issue was made by Councilman McCulloch second by Councilman Vosburgh. The meeting will resume at the close of executive session. Executive session began 8:15 pm.

Motion to exit executive session made by Supervisor Finch second by Councilman Vosburgh. Executive session ended 9 pm. *Resolution # 12-2022 on motion of Councilman Vosburgh second by Councilman McCulloch to hire Samantha Hillicoss as Administrative Aide in the Code Enforcement Office pending employment screening. Adopted Vote: 3 Yes 2 Absent (Scannapieco/Giordiano)*

Motion to end the meeting was made by Councilman McCulloch second by Councilman Vosburgh. Meeting ended 9 pm.

Respectfully submitted,
Elizabeth Izzo
Town Clerk