# Town of Catskill Zoning Board of Appeals

**Monthly Meeting**

November 29, 2023 6:00PM

439 Main St. Catskill

**Present:** Chairman- Gary Harvey, Vice Chairman -Lee Heim, Albert Gasparini**,** Shravan Parvathaneni, Patricia Case-Keel-Zoning Board Secretary.

**Absent :** Ben Decker

Mr. Heim made a motion to accept the meeting minutes of October 25, 2023 as Written, seconded by Mr. Gasparini

5 Ayes 0 Nays 0 Absent Motion Carried.

**OPENING OF PUBLIC HEARING: 6:05 PM**

**Area Variance V-12-2023** **CampTown LLC 29 Forest Hill Avenue, Catskill.**

Chairman Gary Harvey opened the Public Hearing for Area Variance V-12-2023 Camptown LLC 29 Forest Hill Avenue, Catskill . The Notice of Public Hearing was published in the Daily Mail on November 22, 2023 and November 23, 2023

 **NOTICE OF PUBLIC HEARING**

**The Town of Catskill Zoning Board of Appeals will hold a Public Hearing**

**pursuant to Article 160-14 of the Town of Catskill Zoning Laws to allow**

**Lot Line Adjustment on lands owned by CampTown LLC located at 29 Forest Hills Avenue, Catskill. Application Area Variance V-12-2023 Tax Map # 138.11-3-23.2 The Public Hearing will be held on the 29th day of November 2023 At 6:05 PM, at the Town Hall located at 439-441 Main Street, Catskill, NY.to allow public comment on the application .The above application is open for inspection at the Office of the Zoning Board of Appeals located at 439 Main Street, Catskill, New York between the hours of 10:00 a.m. and 2:00 p.m., Monday - Friday by appointment. The public is also welcomed to attend the Public Hearing through digital Zoom platform . Detailed information for the Zoom platform will be posted on the Zoning Board meeting agenda on the Town website By order of Gary Harvey Chairman, Zoning Board of Appeals, Town of Catskill**

The Board had conducted a site visit.

The applicant submitted the green cards for the certified mailing.

Charles Holtz was representing the applicant at tonight’s meeting. The applicant is requesting a

The applicant is requesting a side yard setback variance and a minimum lot size variance for an existing undersize parcel in order to request a lot line adjustment to separate 2 dwellings on a parcel..

Mr. Harvey asked 3 times if there were any questions or comments regarding V-12-2023.

There were no questions or comments.

Mr. Gasparini made a motion to close V-12-2023, seconded by Mr. Heim

4 Ayes 0 Nays 1 Absent 0 Abstained Motion Carried.

**Public Hearing Closed at 6: 07 PM**

**OPENING OF PUBLIC HEARING: 6:10 PM**

**Area Variance V-11-2023** **Edwin Alvado, 111 Wildwing Park, Catskill.**

Chairman Gary Harvey opened the Public Hearing for Area Variance V-11-2023 Edwin Alvado, 111 Wildwing Park, Catskill ,Catskill . The Notice of Public Hearing was published in the Daily Mail on November 22, 2023 and November 23, 2023

 **NOTICE OF PUBLIC HEARING**

**The Town of Catskill Zoning Board of Appeals will hold a Public Hearing**

**pursuant to Article 160-12 of the Town of Catskill Zoning Laws to allow**

**Placement of shed on lands owned by Edwin Alvarado located at 111 Wildwing Park, Catskill. Application Area Variance V-11-2023 Tax Map # 155.12-4-9 The Public Hearing will be held on the 29th day of November 2023 At 6:10 PM, at the Town Hall located at 439-441 Main Street, Catskill, NY.to allow public comment on the application .The above application is open for inspection at the Office of the Zoning Board of Appeals located at 439 Main Street, Catskill, New York between the hours of 10:00 a.m. and 2:00 p.m., Monday - Friday by appointment. The public is also welcomed to attend the Public Hearing through digital Zoom platform. Detailed information for the Zoom platform will be posted on the Zoning Board meeting agenda on the Town website By order of Gary Harvey Chairman, Zoning Board of Appeals, Town of Catskill**

The Board had conducted a site visit.

The applicant submitted the green cards for the certified mailing.

Edwen Alvado is requesting a rear yard variance for the placement of a shed .The applicant confirmed he will need a 28’ variance.

.

Stacey and Leslie Hommel reside at 204 Wild Wing Park Lane. They came to tonight’s meeting because they were not sure of what the applicant was requesting to do, but has since seen the plans and has no concerns regarding the applicant being granted a variance for the placement of a shed.

Mr. Harvey asked if there were any questions or comments regarding V-11-2023.

There were no additional questions or comments

Mr**.** Parvathaneni made a motion to close the Public Hearing for V-11-2023, seconded by Mr. Gasparini

4 Ayes 0 Nays 1 Absent 0 Abstained Motion Carried.

**Public Hearing Closed at 6: 16PM**

**OLD BUSINESS:**

**Area Variance V-12-2023** **CampTown LLC 29 Forest Hill Avenue, Catskill.**

The Board reviewed the Findings and Decision with all answered “No” Except question # 3 was answered “Yes”.

Mr. Heim made a motion to approve V-12-2023. Seconded by Gasparini

4 Ayes 0 Nays 1 Absent 0 Abstained Motion Carried.

**Area Variance V-11-2023** **Edwin Alvarado, 111 Wildwing Park, Catskill**.

The Board reviewed the Findings and Decision with all answered “No” Except question # 3 was answered “Yes”.

Mr. Heim made a motion to approve V-11-2023. Seconded by Gasparini

4 Ayes 0 Nays 1 Absent 0 Abstained Motion Carried.

**NEW BUSINESS:**

**Use Variance UV-1-2023 Charles Merrit & Kathleen Waldron Old Quaryy Hill Road, Catskill.**

Kathren Waldron and Charles Merrit are a requesting a use variance in order to be granted approval to build a single family dwelling on a parcel she purchased that is currently zoned industrial .The parcel consists of 4.70 acres within the Town of Catskill boundaries and additional lands within the Saugerties boundaries . The applicant submitted an application .

Ms. Waldron started she purchased the lands in 2019 and recently applied for a building permit but was informed single family residents are not permittable in the industrial Zone . There had been a house on the parcel but now only a foundation is remaining. She could build a house in the Saugerties boundary but prefers the topography within the Town of Catskill boundaries.

Mr. Harvey stated he is not sure why the lands were Zoned industrial because it was never part of the Peckham Industries lands, and was always used for residential purposes. Also the lands on the other side of the Rt. 9W is Zoned Moderate Density

Mr. Heim reviewed the criteria’s for requesting a use variance.

Mr. Harvey stated in order for the Board to continue with a review for this use variance the applicant would be required to submit proof of unnecessary hardship He would recommend that the applicant approaching the Town Board and request for the Zoning to be changed to Moderate Density.

**OTHER BUSINESS:**

Mr. Harvey made a motion to Adjourn, seconded by Mr. Heim

4 Ayes 0 Nays 0 Absent 1 Abstained Motion Carried.

**Meeting Adjourned at 7: 10 PM**

***Sincerely***

***Patricia Case –Keel***

***Zoning Board Secretary***

***Approved as Written 2/28/24***

: