# Town of Catskill Zoning Board of Appeals

**Monthly Meeting**

October 25, 2023 6:00PM

439 Main St. Catskill

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

**All Present:**

**Roll Call Vote:**

**Chairman- Gary Harvey Present**

**Ben Decker Present**

**Vice Chairman Lee HeimPresent**

**Albert Gasparini Present**

**Shravan Parvathaneni Present**

Mr. Heim made a motion to accept the meeting minutes of September 20, 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-10-2023** **Stewarts Shop 10 Gateway Drive, Catskill**

Chairman Gary Harvey opened the Public Hearing for Area Variance V-10-2023 Stewarts Shop 10 Gateway Drive,,Catskill . The Notice of Public Hearing was published in the Daily Mail on October 19, 2023 and October 20, 2023

**NOTICE OF PUBLIC HEARING**

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

pursuant to Article 16-14 of the Town of Catskill Zoning Laws to allow

Placement of shed on lands owned by Stewarts Shop Corp located at 10 Gateway Drive. , Catskill. Application Area Variance V-10-2023 Tax Map # 138.00-14-4 The Public Hearing will be held on the 25th day of October 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 , or 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.

Marcus Andrews is representing this application at tonight’s meeting. The applicant is requesting a 3’ side yard variance and a 15’ rear yard variance for the placement of a shed to be used for storing a portable generator in case of a power failure. To be used on the site or possible another Stewarts site.

Mr. Harvey asked 3 times if there were any questions or comments regarding V-10-2023.

There were no questions or comments.

Mr. Decker made a motion to close V-10-2023, seconded by Mr. Parvathaneni

5 Ayes 0 Nays 0 Absent 0 Abstained Motion Carried.

**OLD BUSINESS:**

**Area Variance V-10-2023** **Stewarts Shop 10 Gateway Drive, Catskill (Board review Findings & Decisions).**

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

Mr. Gapsarini made a motion to approve V-10-2023. Seconded by Mr.Decker

5 Ayes 0 Nays 0 Absent 0 Abstained Motion Carried.

**NEW BUSINESS:**

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

Mr. Decker recused himself from the review of V-11-2023.

Edwen Alvado is requesting a rear and side yard variance for the placement of a shed. The applicant has submitted an application and a sketch plan.

The Board reviewed the plans.

Mr. Harvey stated after reviewing the site via the GIS and the applicants home security camera it appears as though they do not require a side yard variance and need to amend their application and request a 28’rear lot variance.

Mr. Harvey stated the Board will schedule a Public Hearing to be held on November 29th, 2023 at 6:10 PM

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

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.. The applicant submitted an application and plans.

The Board reviewed the plans.

Mr. Harvey stated the Board will schedule a Public Hearing to be held on November 29, 2023 at 6:05 PM

**OTHER BUSINESS:**

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

4 Ayes 0 Nays 0 Absent 1 Abstained Motion Carried.

**Meeting Adjourned at 6:57PM**

***Sincerely***

***Patricia Case –Keel***

***Zoning Board Secretary***

***Approved as Written 11/29/2023***

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