

Catskill Village Planning Board

Provisional Minutes, March 25, 2024

Due to an emergency the secretary was unable to provide complete minutes at this time. These notes provide a provisional record of the actions of the Planning Board and will be replaced with full draft minutes as soon as possible.

Members Ann Gibbons and Sam Perez were excused.

26 Livingston Street. The Planning Board approved the application to replace existing steps with new steps pitched at a lower angle. The slope of the land precludes use of a ramp, and the property is exempt from ADA requirements due to its use as a church. An iron railing with vertical balusters will be appropriate for the building in the historic district. As a minor rehabilitation this is a type II action requiring no further review under SEQRA.

61 Thompson Street. The Planning Board approved the application for a special use permit to expand and convert the existing two-family house to a four-family house. The Planning Board made a negative declaration under SEQRA based on the fact that this will rehabilitate a building in an area with a significant number of neglected structures and provide additional housing in the Village, consistent with the Comprehensive Plan. The design will be appropriate for the house in the historic district, but the changes will make it a non-contributing structure. Approval is conditioned on converting the gutters to drain into the village storm sewer system, and remediation of the deteriorating steps and retaining wall along the sidewalk.

106 High Street. The Planning Board denied the application to convert a garage into an apartment because Section 3.2 of the Zoning Code prohibits more than one dwelling per lot. If the applicant were to obtain a variance through appeal to the ZBA, it would still be necessary to address a variety of other code and zoning issues with the project as presented.

118 North Street. The Planning Board dealt with this as a concept conference and encouraged the applicant to return with additional plans and information. The applicant intends to restore this house in the historic district to qualify for placement on one or more historic registers.

193 Main Street. As a courtesy to the Planning Board the applicant described her intention, as part of the complete restoration of this house in the historic district, to use period-correct windows to replace the non-conforming windows that were previously in place prior to a recent fire. The Planning Board determined that since this was essentially a replacement in kind as part of the restoration there was no need for formal application and review on its part.