



BUILDING DEPARTMENT
VILLAGE OF CATSKILL

422 MAIN STREET
CATSKILL, NEW YORK 12414
(518) 943-6564
(FAX) (518) 943-2508

FROM THE OFFICE OF
ALFRED SCHNARE
CODE ENFORCEMENT OFFICER
BUILDING INSPECTOR

NEW YORK STATE:
BUILDING CONSTRUCTION CODE
MULTIPLE RESIDENCE LAW
ENERGY CODE

Application for Site Plan Review

I. APPLICATION INFORMATION

Application No. SPR - _____

1. Date: 12/2/2022
2. Name of Proposed Development: Catskill Marina
3. Applicant:

Name: Turnstone Holdings, LLC
Address: 51 Savoy Street, Providence, RI 02906
Telephone: 401-465-4848
(Note: If the applicant is not the owner, provide consent of authorization)

4. Owner(s) of Record (if different):

Name: Michael Aguiar & Eugene Smith
Address: 103 Main Street, Catskill NY 12414
Telephone: 518-821-1546
(Note: If more than one owner, provide information for each owner)

5. Professional Representing Applicant (if applicable):

Name: Joseph M. CatJano
Address: P.O. Box 219, Rensselaerville NY 12147
Telephone: 518-797-9456

6. Ownership and Interest (e.g. describe purchase or lease options):

Purchase contract

7. Location of Subject Property:

Street Address: 101+103 Main Street
Tax Map Parcel No.: 172.10-1-1
(Note: Building Department will verify or assign 911 Address for vacant properties)

8. Current Use(s) of Subject Property:

Riverview Marine Services: boat repair and maintenance,
boat docking and storage, gas pumps, marine store, rentals

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9. Proposed Use(s) of Subject Property: specialty boat marina consisting of up to 25 houseboats for short term guest accommodations with associated parking, landscaping amenities and existing marina store and gas pumps.

10. Zoning Specifics:

Existing Zoning Classification (Check One):

- R-1 One-Family Residence
- R-2 General Residence
- R-3 Commercial Residence
- CC Central Commercial
- C-1 Commercial
- C-2 General Commercial
- WD Waterfront District
- WOD Waterfront Overlay District

Work to be Undertaken:

- new project site, including new buildings and site improvements
- modification to existing building
- modification to existing developed site
- change in use

Is the Property:

- Within 500 feet of the boundary of any village or town? No
- Within 500 feet of any existing or proposed county or state parkway, thruway, expressway or highway? No
- Within 500 feet of any existing or proposed boundary of any county, state, or Federal owned land? No
- Within 100 feet of any freshwater wetland system? Yes - Catskill Creek - Federal Riverine Wetland
- Within 100 feet of any tidal wetlands? Yes - Catskill Creek is tidal at this location
- Within a designated Historic District? No
- Within a Critical Environmental Area? No
- Within a Scenic Area of Statewide Significance? (SASS) No

11. Project Specifics:

Total Site Area (square feet or acres): 0.97 acres
Anticipated Construction Time: 2 years
Starting Date: Spring of 2023
Completion Date: Summer of 2025
Will Development be Staged: No
Estimated Cost of Proposed Improvements: \$500,000
Estimated ~~increase in~~ water consumption: 2750 gallons/day
Estimated ~~increase in~~ wastewater discharge: 2750 gallons/day } based on 25 houseboats *
Anticipated increase in number of Residents, Shoppers, Employees, etc. (as applicable):
Once fully operational: 4-6 full-time employees
maximum of 50 guests

* To this figure, 15 GPD can be added for up to 6 employees = 90 GPD
and if laundry is on-site it would be maximum of 8 loads per day at 20 gallons per load = 160 GPD

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Anticipated number of Daily Trips after Project Completion by: Truck 1 Automobile 25

Is a New Street/Road Proposed: No

Number of Entrances Existing: 2 Proposed: 3 on Streets/Roads

Are there any existing free-standing or attached signs? 1 attached

(All signs must be indicated on the site plan)

Are free-standing or attached signs proposed? 2

(Plans indicating location, size, colors, and materials of all proposed signs must be submitted with the site plan application. A sign permit from the Building Department must be obtained for all signs.)

12. Are there any covenants or restrictions affecting the premises for which site plan approval is sought? (Attach a copy of the deed and survey map certified by the Greene County Clerk) No

13. Federal, State, and County Permits Needed (list type and issuing authority):

No

II. SPECIAL USE PERMITS AND VARIANCES

1. Has the property ever been the subject of a prior application for site plan review, special use permit, or variances? If so, list: No

2. Does the proposed project require a Special Use Permit or Variance(s) from the Zoning Board of Appeals? If so, list:

No

III. PERMIT FEES

1. Application Fee: Total \$ 250

A check for the total amount below payable to: "Village of Catskill" **MUST** accompany this application.

Concept Plan Conference = \$100

Residential

1-2 Units = \$200
3-5 Units = \$350
6-20 Units = \$750
21+ = \$1,250

Non-Residential

1-10,000 sq.ft. = \$250
10,001 - 20,000 sq.ft. = \$750
20,001 - 50,000 sq.ft. = \$1,250
50,001+ sq.ft. = \$2,150

IV. INSPECTION

The Applicant does hereby authorize public officers, employees, or agents of the Village of

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Catskill, in conjunction with this application, to inspect the project site as necessary. I certify that all work will be performed in accordance with the above information and in compliance with all existing local laws and state and Federal laws and regulations. I further understand that any deviation from the information on this application, once approved, must have prior approval in writing from the Building Department.

V. VERIFICATION

[Applicant must complete this section; agents for the applicant (e.g. attorneys, engineers) are not acceptable]

IN WITNESS WHEREOF I have hereto set my hand this 30 day of November ²⁰²² 200.

Applicant Signature Andrew Carlin

STATE OF NEW YORK)
) SS.:
COUNTY OF GREENE)

(INDIVIDUAL)

On the ___ day of _____ 200__, before me personally came to me known to be the individual described in and who executed the foregoing instrument, and (s)he thereupon duly acknowledged to me that (s)he executed same.

NOTARY PUBLIC SIGNATURE

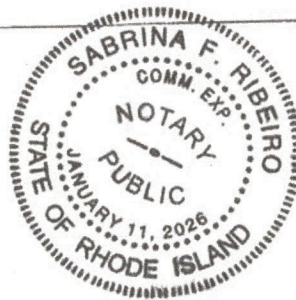
STATE OF NEW YORK) State of Rhode Island
) SS.:
COUNTY OF GREENE) County of Providence

(CORPORATE)

On the 30 day of November ²⁰²² 200, before me personally came Andrew Carlin to me known, who being duly sworn, did dispose and say that (s)he resides in 51 Savin St Providence, RI (street & city), that (s)he is the Authorized Agent (state office) of the Turnstone Holdings (corporation), the corporation in and which executed the foregoing instrument; and (s)he signed his/her name thereto by the authority of the board of directors of said corporation.

NOTARY PUBLIC SIGNATURE

Justin F. Ribeiro



Property Owner Consent
Riverview Marina

July, 2022

To whom it may concern:

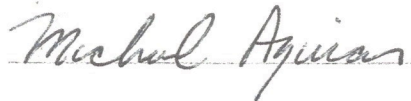
The undersigned are the record owners of the property known as Riverview Marina located at 101-103 Main Street, Catskill, New York (tax map # 172.10-1-1).

Please be advised that we have entered into a purchase and sale contract for our property with Turnstone Holdings, L.L.C. Pursuant to the terms of said contract, Turnstone Holdings, LLC, may apply for and obtain approvals from the Village of Catskill (and any other governmental agencies as may be necessary) for its intended use of the property prior to the closing on the property.

Please be further advised that Turnstone Holdings, L.L.C, represented by Andrew Carlin and its consultants, have our consent and authority, as contract-vendee, to appear before the Village of Catskill and other governmental agencies for the purpose of submission and review of land use applications for our property as well as to receive approvals for same.

Thank you for your cooperation with respect to this matter.

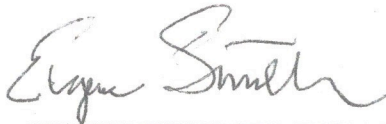
Signature:



Print Name:

Michael Aguiar

Signature:



Print Name:

Eugene Smith

