



VILLAGE OF CATSKILL  
BOARD OF TRUSTEES  
MINUTES  
July 12, 2023

**PRESENT:**

President Peter Grasse  
Trustee Joe Kozloski  
Trustee Natasha Law  
Trustee Jeff Holliday  
Trustee Jamie Mitchell

Also, present were Village Clerk Anna Signoretti, Robert Young, DPW Superintendent, Patrick McCulloch and members of the public.

President Grasse called the meeting to order at 6:30 P.M. with the Pledge of Allegiance.

**AGENDA**

**Acceptance of Department Reports**

On a motion made by Trustee Holliday, seconded by Trustee Kozloski and passed unanimously to approve the Department Reports.

**Acceptance of Treasurer's June 2023 Report**

On a motion made by Trustee Law, seconded by Trustee Kozloski and passed unanimously to approve the Treasurer's Report.

**Approval of Minutes of June 28, 2023:**

On a motion by Trustee Law, seconded by Trustee Kozloski and passed unanimously to approve the minutes of June 28, 2023.

**Approval of the payment of audited bills for July 12, 2023:**

On a motion by Trustee Kozloski, seconded by Trustee Mitchell and passed unanimously to approve the payment of audited bills for July 12, 2023.

**Approve Greene County Resolution to exempt Greene County from Village Land Use Laws for the Construction of the Greene County Justice Center**

On a motion by President Grasse, seconded by Trustee Law and passed unanimously to approve the Greene County Resolution to exempt Greene County from Village Land Use Laws for the Construction of the Greene County Justice Center. Resolution and all paperwork submitted by County is attached to minutes.

**Amanda Calvo to discuss revitalization of William St. walking trail**

Amanda Calvo was not present for meeting.

**Dawn Moyer to discuss stipulation agreement with feedback from Village Attorney**

Mrs. Moyer has one question for President Grasse, “Do you intend to abide by stipulation agreement and have Mike (Ragaini) and Stan (Raven) abide by the stipulation agreements?” She has many concerns about the tents and storage containers and wants the agreement to be enforced. President Grasse expresses that after September when the agreement expires, that yes, they will revisit and take action as necessary.

**Adjournment:**

On a motion by President Grasse, seconded by Trustee Kozloski and passed unanimously to adjourn the meeting at 7:00.

Respectfully submitted,

Anna Signoretti

Village Clerk

APPROVED: July 26, 2023

## Village of Catskill Dept of Public Works

**Robert Young**

**Superintendent**

- 6/1 Vee, Brian watering flowers  
John Menelaos, Duane marking Bushnell, Laurel and Scenic for DSNY  
Ronnie, Sweeper  
John Mitchell, sewer truck.  
Tim, Rescue 3-16
- 6/2 Vee, Brian watering flowers  
John Menelaos, Duane hanging Hometown Hero Banners  
John Menelaos, Duane garbage's.  
John Mitchell, sewer truck  
Tim, Rescue 3-16
- 6/5 Angelo, John Menelaos, Vee, Brian, Duane mulch and Elliott Park  
Brian, Duane garbage's.  
Tim,, working on Bobcat
- 6/6 Vee, Brian, Duane repairing two catch basins near 51 High St.  
Angelo, John Menelaos camera storm line by 9 Bartow  
Angelo, John Menelaos, slope stone down at Dutchman's.  
Ronnie, Sweeper out in the Town.
- 6/7 John Menelaos, Duane, Brian, Vee blacktopping High st catch basins and berm on Bartow.  
Ronnie, sweeper out in the Town  
Tim F. working on county skid steer.

- 6/8 Angelo, John Menelaos, Brian, Duane, Ronnie picking up wood on Spring St.  
Vee, sweeper  
Angelo, John Menelaos, Brian, Duane, Ronnie working on Thompson St sidewalk.  
Tim, Rescue 3-16, replacing belts on lawn mowers.
- 6/9 Ronnie, Sweeper  
Vee, Brian Garbage's  
Duane, Dutchman's Galley.  
Vee, Brian, Duane trimming brush
- 6/12 Ronnie, Angelo, Brian, Vee, John Menelaos sidewalk on Thompson St  
Duane, firehouse bathroom issue.  
John Mitchell, working on sewer truck.  
Tim, servicing county bobcat.
- 6/13 Ronnie, Sweeper  
John Menelaos, Vee, Brian, Duane blacktop patching west side.  
John Mitchell, working on sewer truck.  
Tim, working on bobcat.
- 6/14 Ronnie, sweeper  
John Menelaos, Brian, Vee repairing catch basin on Central Ave.  
John Menelaos, Brian, Vee posting streets for HBO filming.  
Angelo, Tim fixing street sign, flower baskets.  
John Mitchell, working on sewer truck.  
Tim, brush hog sewer line on High St, Fix flowerpots on Uncle Sam Bridge.
- 6/15 Ronnie, sweeper out in the town  
John Menelaos, Vee, Brian blacktopping catch basin on central Ave and patching on the West side.  
Tim, working on bobcat.

- 6/16 Ronnie, sweeper  
Vee, Brian garbage's  
Jeff, John Menelaos mark outs  
Tim, cleaning up back of shop.
- 6/19 Holiday
- 6/20 Brian, Vee garbage's  
John Menelaos, Jeff, Angelo, Brian, Vee waterline at the dog park.
- 6/21 Angelo, John Menelaos, Vee, Brian, Tim waterline at the dog park.  
Jeff, Angelo water class.
- 6/22 Angelo, John Menelaos, Brian, Vee, Duane working on Thompson St sidewalk.  
Angelo, Tim placing signs for weekend concert.  
Tim, servicing K12 saw and roof saw for FD.  
John Mitchell, servicing lawn mower.
- 6/23 Angelo, John Menelaos, Brian, Duane putting our barricades and signage for graduation and the upcoming concert.  
Tim, working on the sweeper.  
John Mitchell, servicing C2 and C2.5
- 6/26 John Menelaos, Brian, Duane picking up signs, barrels, barricades.  
John Menelaos, Brian, Duane, Angelo picking up tree on lower Broome St and Dutchman's Landing.  
Tim, working on the sweeper.
- 6/27 John Menelaos, Vee, Brian, Duane, Angelo sewer camera Main St Leeds  
John Menelaos, Duane Hometown Hero Banners.  
Tim, E3-13  
Vee, Brian cleaning out valve boxes with Water Dept.

John Mitchell, working on T1.

6/28 John Menelaos, Vee, Brian hauling brush from Hamburg to Five-mile dump.

Tim E3-13

John Mitchell, working on T1.

John Mitchell, T1

6/29 John Menelaos, Vee, Brian sewer camera sink hole on Grace Ct.

John Menelaos, Vee, Brian hauling brush from Hamburg to Five-mile dump.

Angelo, mowing friary for 7/2 fireworks.

Tim, E3-13

6/30 Vee, sweeper

Brian, picking up shopping karts, parts run to Ben Funk

Tim, E3-13

John Mitchell, tire sensors on car 2.5

Respectfully Submitted,

Robert Young

Superintendent of Public Works



**Building Department Village of Catskill**

422 Main St. Catskill, New York

518.943.6564 Fax 518.943.2508

From the office of: Michael Ragaini

NYS Certified Code Enforcement Officer and Building Inspector

Monthly Report for June 2023

	Count	Fee
Building Permits	9	\$6957.50
BNB Permits	1	200.
Concept Plan Review		
C/O Search	6	700.00
Demolition Permit		
Dumpster Permit		
Fire Inspection Fee	2	225.
Misc.		
Sidewalk Permit		
Sign Permit	2	150.
Site Plan Fee		
Special Use Permit Fee		
Subdivision Fee		
Violations from to	see mike	
Zoning Variance Fees		





# Village of Catskill

Building Permits by Application Date: 06/01/2023 - 06/30/2023

Permit#	Applicant Name	Application Date	Final Date	Property Owner & Location	Tax Map#	Fee	Project Cost	Description	
2023-0053	Ganon Benjamin	06/06/23		Ganon Benjamin 98 North	156.13-6-30	100.00	10,000.00	Repair 3-season room, add new windows, new flooring and siding to match house	
2023-0054	Richard Bratt	06/13/23		Deyo, Kristen 6 Pleasant	172.09-2-23	100.00	5,967.00	Window replacement of seven windows as per application specs	
2023-0055	Catskill Dream Group LLC	06/22/23		Catskill Dream Group LLC 46 North	156.70-4-6	375.00	50,000.00	Converting 6 dwelling units to 7 units. Same footprint. Repair and replace worn gutters and roof as necessary. Install two new washer and dryer for converted unit, install two new gas meters, two new water boilers and two new hot water heaters. Install new exterior "B" boiler flue on side of building for new boiler.hot water heater.	
2023-0056	Catskill Realty Associates Ltd	06/23/23		Catskill Realty Associates Ltd 30 Catskill Commons	171.08-7-30	5625.00	750,000.00	Renovations incl. new refrigeration, updating pharmacy, painting, etc.	
2023-0057	Schmitz, Stephen	06/23/23		Schmitz, Stephen 451 Main St West	156.70-2-17	100.00	5,450.00	Repair back roof, install sky light, roof access. Install back gutters, install heat pump and minisplit.	
2023-0058		06/29/23		Wagman, James M. 9 Powers	156.18-5-19	157.50	21,000.00	Replace footing on left side of barn	
2023-0059	Cheek, Zane	06/30/23		Cheek, Zane 20 Dubois	172.09-4-2	100.00	10,000.00	Install solar PV Panels on roof with microinverters feel load side roof area. 600-1200' 10-15 KW with diconnects	
2023-0060		06/30/23		Trushcetti, Anna Marie 139 Broome	172.05-7-11	100.00	10,000.00	Reroof (No structural changes)	
2023-0061		06/30/23		Trushcetti, Anna Marie 139 Broome	172.05-7-11	300.00	40,000.00	Solar	
<b>Total Count:</b>						<b>9</b>		<b>\$902,417.00</b>	



VILLAGE OF CATSKILL

422 Main Street  
 Catskill, NY 12414-1397  
 (518) 943-3830

Operating Statement for the Period Ending: 6/30/2023

Fund: GENERAL FUND A

		Current		Year - To - Date			
		Monthly	Variance	Amount	Budget	Variance	% Var
APPROPRIATION ACCOUNT	Object	Sub-Acct.					
10101.1.0.0	1010.1 - Village Board PS		\$750.00	\$750.00	\$12,500.00	11,750.00	94.0%
10101.12.0.0	1010.1 - Village Board PS		\$1,500.00	\$1,500.00	\$16,250.00	14,750.00	90.8%
10101.13.0.0	1010.1 - Village Board PS		\$1,500.00	\$1,500.00	\$16,250.00	14,750.00	90.8%
10104.1.0.0	1010.4 - Village Board CE		\$141.96	\$141.96	\$1,000.00	858.04	85.8%
10104.12.0.0	1010.4 - Village Board CE		\$0.00	\$0.00	\$1,000.00	1,000.00	100.0%
10104.13.0.0	1010.4 - Village Board CE		\$0.00	\$0.00	\$1,000.00	1,000.00	100.0%
13251.1.0.0	1325.1 - Clerk/Treasurer-Collecto		\$4,482.80	\$4,482.80	\$41,000.00	36,517.20	89.1%
13252.1.0.0	1325.2 - Clerk/Treasurer-Collecto		\$0.00	\$0.00	\$1,000.00	1,000.00	100.0%
13254.1.0.0	1325.4 - Clerk/Treasurer-Collecto		\$837.78	\$837.78	\$12,000.00	11,162.22	93.0%
13254.1.0.2	1325.4 - Clerk/Treasurer-Collecto	OPER. EXP. L	\$0.00	\$0.00	\$1,800.00	1,800.00	100.0%
13264.12.0.0	1326.4 - Bond & Note Issue Expe		\$0.00	\$0.00	\$1,500.00	1,500.00	100.0%
13264.13.0.0	1326.4 - Bond & Note Issue Expe		\$0.00	\$0.00	\$5,000.00	5,000.00	100.0%
13624.1.0.0	1362.4 - Tax Advertising & Expe		\$1,977.60	\$1,977.60	\$2,700.00	722.40	26.8%
14304.1.0.0	1430.4 - Personnel CE		\$2,950.00	\$2,950.00	\$90,000.00	87,050.00	96.7%
14304.1.0.41	1430.4 - Personnel CE	INFORMATIO	\$1,100.00	\$1,100.00	\$15,000.00	13,900.00	92.7%
14404.1.0.0	1440.4 - Engineer Services		\$0.00	\$0.00	\$10,000.00	10,000.00	100.0%
14404.12.0.0	1440.4 - Engineer Services		\$0.00	\$0.00	\$25,000.00	25,000.00	100.0%
14404.13.0.0	1440.4 - Engineer Services		\$0.00	\$0.00	\$20,000.00	20,000.00	100.0%
14504.1.0.0	1450.4 - Elections CE		\$0.00	\$0.00	\$2,500.00	2,500.00	100.0%
16202.1.0.0	1620.2 - Buildings EQ		\$0.00	\$0.00	\$9,500.00	9,500.00	100.0%
16204.1.0.0	1620.4 - Buildings CE		\$0.00	\$0.00	\$18,000.00	18,000.00	100.0%
16204.1.0.4	1620.4 - Buildings CE	POWER	\$0.00	\$0.00	\$21,000.00	21,000.00	100.0%
19104.1.0.0	1910.4 - Unallocated Insurance		\$76.00	\$76.00	\$154,500.00	154,424.00	100.0%
19104.12.0.0	1910.4 - Unallocated Insurance		\$0.00	\$0.00	\$27,000.00	27,000.00	100.0%
19104.13.0.0	1910.4 - Unallocated Insurance		\$0.00	\$0.00	\$40,000.00	40,000.00	100.0%
19204.1.0.0	1920.4 - Municipal Associatoin D		\$2,124.00	\$2,124.00	\$4,428.00	2,304.00	52.0%
19504.12.0.0	1950.4 - Taxes on Municipal Prop		\$0.00	\$0.00	\$178,000.00	178,000.00	100.0%
19904.1.0.0	1990.4 - Contingency Account		\$0.00	\$0.00	\$10,000.00	10,000.00	100.0%
19904.12.0.0	1990.4 - Contingency Account		\$0.00	\$0.00	\$10,000.00	10,000.00	100.0%



**Operating Statement for the Period Ending: 6/30/2023**

**Fund: SEWER FUND G**

	Current			Year - To - Date		
	Monthly	Variance	Amount	Budget	Variance	% Var
1990.4 - Contingency Account	\$0.00	5,000.00	\$0.00	\$5,000.00	5,000.00	100.0%
3120.1 - Police & Constable PS	\$110,343.82	1,260,206.18	\$110,343.82	\$1,370,550.00	1,260,206.18	91.9%
3120.4 - Police & Constable CE	\$2,429.17	122,570.83	\$2,429.17	\$125,000.00	122,570.83	98.1%
3320.1 - Parking-Salaries	\$225.50	3,474.50	\$225.50	\$3,700.00	3,474.50	93.9%
3320.4 - Parking-Operating	\$0.00	3,000.00	\$0.00	\$3,000.00	3,000.00	100.0%
3410.2 - Fire Department-Capital	\$0.00	45,000.00	\$0.00	\$45,000.00	45,000.00	100.0%
3410.4 - Fire Protection CE	\$0.00	4,500.00	\$0.00	\$4,500.00	4,500.00	100.0%
3410.4 - Fire Protection CE	\$0.00	18,000.00	\$0.00	\$18,000.00	18,000.00	100.0%
3410.4 - Fire Protection CE	\$586.96	129,413.04	\$586.96	\$130,000.00	129,413.04	99.5%
3620.1 - Safety Inspection PS	\$3,750.14	48,349.86	\$3,750.14	\$52,100.00	48,349.86	92.8%
3620.4 - Safety Inspection CE	\$1,640.17	5,359.83	\$1,640.17	\$7,000.00	5,359.83	76.6%
3620.4 - Safety Inspection CE	\$0.00	2,000.00	\$0.00	\$2,000.00	2,000.00	100.0%
4010.4 - Board of Health CE	\$0.00	50.00	\$0.00	\$50.00	50.00	100.0%
4020.1 - Regis. of Vital Stats PS	\$0.00	25.00	\$0.00	\$25.00	25.00	100.0%
5110.1 - General Repairs PS	\$50,816.06	540,183.94	\$50,816.06	\$591,000.00	540,183.94	91.4%
5110.2 - General Repairs EQ	\$1,418.62	158,581.38	\$1,418.62	\$160,000.00	158,581.38	99.1%
5110.4 - General Repairs CE	\$2,748.77	152,251.23	\$2,748.77	\$155,000.00	152,251.23	98.2%
5110.4 - General Repairs CE	\$0.00	15,000.00	\$0.00	\$15,000.00	15,000.00	100.0%
5110.4 - General Repairs CE	\$0.00	90,000.00	\$0.00	\$90,000.00	90,000.00	100.0%
5182.4 - Street Lighting CE	\$0.00	115,000.00	\$0.00	\$115,000.00	115,000.00	100.0%
6989.2 - Community Development	\$4,250.00	10,750.00	\$4,250.00	\$15,000.00	10,750.00	71.7%
7110.1 - Parks PS	\$712.96	13,924.04	\$712.96	\$14,637.00	13,924.04	95.1%
7110.2 - Parks EQ	\$123.57	2,876.43	\$123.57	\$3,000.00	2,876.43	95.9%
7110.4 - Parks CE	\$3,931.21	24,068.79	\$3,931.21	\$28,000.00	24,068.79	86.0%
8020.4 - Planning CE	\$0.00	7,000.00	\$0.00	\$7,000.00	7,000.00	100.0%
8110.1 - Administration PS	\$4,300.75	59,699.25	\$4,300.75	\$64,000.00	59,699.25	93.3%
8110.2 - Home & Community-Ca	\$0.00	400.00	\$0.00	\$400.00	400.00	100.0%
8110.4 - Administration CE	\$1,416.71	5,083.29	\$1,416.71	\$6,500.00	5,083.29	78.2%
8120.2 - Trunk Lines-Capital Proj	\$197.00	47,803.00	\$197.00	\$48,000.00	47,803.00	99.6%
8120.4 - Sanitary Sewers CE	\$0.00	40,000.00	\$0.00	\$40,000.00	40,000.00	100.0%
8120.4 - Sanitary Sewers CE	\$20.74	29,979.26	\$20.74	\$30,000.00	29,979.26	99.9%
8120.4 - Sanitary Sewers CE	\$0.00	12,000.00	\$0.00	\$12,000.00	12,000.00	100.0%
8120.4 - Sanitary Sewers CE	\$0.00	223,753.01	\$0.00	\$247,000.00	223,753.01	90.6%
8130.1 - Treatment/Disposal PS	\$23,246.99	70,000.00	\$23,246.99	\$70,000.00	70,000.00	100.0%
8130.2 - Sewage Treatment- Capit	\$0.00	73,657.53	\$0.00	\$75,000.00	70,000.00	100.0%
8130.4 - Treatment/Disposal CE	\$1,342.47	73,657.53	\$1,342.47	\$75,000.00	73,657.53	98.2%



Operating Statement for the Period Ending: 6/30/2023

Fund: SEWER FUND G

Year - To - Date

Current

		Monthly	Variance	Amount	Budget	Variance	% Var
81304.13.0.19	8130.4 - Treatment/Disposal CE	\$2,811.74	52,188.26	\$2,811.74	\$55,000.00	52,188.26	94.9%
81304.13.0.26	8130.4 - Treatment/Disposal CE	\$0.00	37,000.00	\$0.00	\$37,000.00	37,000.00	100.0%
81304.13.0.27	8130.4 - Treatment/Disposal CE	\$0.00	62,000.00	\$0.00	\$62,000.00	62,000.00	100.0%
83101.12.0.0	8310.1 - Administration PS	\$2,700.00	61,300.00	\$2,700.00	\$64,000.00	61,300.00	95.8%
83102.12.0.0	8310.2 - Administration EQ	\$0.00	500.00	\$0.00	\$500.00	500.00	100.0%
83104.12.0.0	8310.4 - Administration CE	\$1,416.71	4,583.29	\$1,416.71	\$6,000.00	4,583.29	76.4%
83301.12.0.0	8330.1 - Purification PS	\$12,757.51	205,435.49	\$12,757.51	\$218,193.00	205,435.49	94.2%
83302.12.0.0	8330.2 - Purification EQ	\$812.27	26,187.73	\$812.27	\$27,000.00	26,187.73	97.0%
83304.12.0.0	8330.4 - Purification CE	\$1,736.87	70,263.13	\$1,736.87	\$72,000.00	70,263.13	97.6%
83304.12.0.19	8330.4 - Purification CE	\$937.20	89,062.80	\$937.20	\$90,000.00	89,062.80	99.0%
83304.12.0.20	8330.4 - Purification CE	\$2,789.15	37,210.85	\$2,789.15	\$40,000.00	37,210.85	93.0%
83401.12.0.0	8340.1 - Transmission/Distributio	\$4,617.60	136,482.40	\$4,617.60	\$141,100.00	136,482.40	96.7%
83402.12.0.0	8340.2 - Transmission/Distributio	\$244.20	29,755.80	\$244.20	\$30,000.00	29,755.80	99.2%
83404.12.0.0	8340.4 - Transmission/Distributio	\$1,574.86	63,425.14	\$1,574.86	\$65,000.00	63,425.14	97.6%
83404.12.0.21	8340.4 - Transmission/Distributio	\$0.00	7,000.00	\$0.00	\$7,000.00	7,000.00	100.0%
88101.1.0.0	8810.1 - Cemeteries PS	\$712.96	8,887.04	\$712.96	\$9,600.00	8,887.04	92.6%
88102.1.0.0	8810.2 - Cemeteries EQ	\$143.88	856.12	\$143.88	\$1,000.00	856.12	85.6%
88104.1.0.0	8810.4 - Cemeteries CE	\$390.00	2,610.00	\$390.00	\$3,000.00	2,610.00	87.0%
90108.1.0.0	9010.8 - State Retirement	\$0.00	100,000.00	\$0.00	\$100,000.00	100,000.00	100.0%
90108.12.0.0	9010.8 - State Retirement	\$0.00	59,000.00	\$0.00	\$59,000.00	59,000.00	100.0%
90108.13.0.0	9010.8 - State Retirement	\$0.00	54,000.00	\$0.00	\$54,000.00	54,000.00	100.0%
90158.1.0.0	9015.8 - Fire & Police Retirement	\$0.00	270,000.00	\$0.00	\$270,000.00	270,000.00	100.0%
90308.1.0.0	9030.8 - Social Security (Village	\$13,037.73	133,962.27	\$13,037.73	\$147,000.00	133,962.27	91.1%
90308.12.0.0	9030.8 - Social Security (Village	\$1,650.53	30,349.47	\$1,650.53	\$32,000.00	30,349.47	94.8%
90308.13.0.0	9030.8 - Social Security (Village	\$2,222.14	23,777.86	\$2,222.14	\$26,000.00	23,777.86	91.5%
90358.1.0.0	9035.8 - Medicare	\$0.00	27,000.00	\$0.00	\$27,000.00	27,000.00	100.0%
90358.12.0.0	9035.8 - Medicare	\$0.00	5,000.00	\$0.00	\$5,000.00	5,000.00	100.0%
90358.13.0.0	9035.8 - Medicare	\$0.00	8,000.00	\$0.00	\$8,000.00	8,000.00	100.0%
90408.1.0.0	9040.8 - Workers Comp	\$0.00	75,000.00	\$0.00	\$75,000.00	75,000.00	100.0%
90408.12.0.0	9040.8 - Workers Comp	\$0.00	20,000.00	\$0.00	\$20,000.00	20,000.00	100.0%
90408.13.0.0	9040.8 - Workers Comp	\$0.00	20,000.00	\$0.00	\$20,000.00	20,000.00	100.0%
90508.1.0.0	9050.8 - Unemployment Insuranc	\$0.00	2,500.00	\$0.00	\$2,500.00	2,500.00	100.0%
90558.1.0.0	9055.8 - Disability Insurance	\$0.00	11,000.00	\$0.00	\$11,000.00	11,000.00	100.0%
90558.12.0.0	9055.8 - Disability Insurance	\$0.00	1,500.00	\$0.00	\$1,500.00	1,500.00	100.0%
90558.13.0.0	9055.8 - Disability Insurance	\$0.00	2,500.00	\$0.00	\$2,500.00	2,500.00	100.0%













**RESOLUTION**  
**EXEMPTION OF GREENE COUNTY FROM VILLAGE LAND USE LAWS**  
**FOR THE CONSTRUCTION OF THE GREENE COUNTY JUSTICE CENTER**  
**VILLAGE BOARD OF THE VILLAGE OF CATSKILL**  
**JUNE 2023**

**WHEREAS**, Greene County is a municipal corporation duly organized under the laws of the State of New York and is the County within which the Village of Catskill is located; and

**WHEREAS**, the County and the New York State Office of Court Administration have determined that additional space is necessary at the existing County Courthouse located at 320 Main Street in the Village of Catskill, including space for the administration and operation of court functions; for the Greene County Public Defender's Office, due to the addition of Assistant Public Defender Attorneys and support staff as mandated by the New York State Office of Indigent Legal Services; for the Office of the Greene County District Attorney, also necessary for Assistant Attorney and support staff; and for the Grand Jury; and

**WHEREAS**, the County proposes to construct a new courthouse annex proposed for construction behind the existing courthouse on an area approximately 0.68 acres in size. The project involves new construction of a Justice Center annexed to the Greene County Courthouse. The Justice Center is planned to include a three story 47,000-square foot office building annexed to the Greene County Courthouse via an elevated pedestrian walkway designed to accommodate a ground floor parking garage, expansion of courthouse operations on the second floor, and county offices on the third floor housing the Offices of the District Attorney and the Offices of the Public Defender; to include site excavation and grading, drainage controls, parking and access improvements, utility services to the site, including electricity, natural gas, public water and sewer connections, fiber Internet, and public safety controls for the Justice Center and adjoining Courthouse facilities, including, lighting and security fencing. The project also proposes to restore the existing carriage house to be used for supporting maintenance and buildings and grounds operations. Greene County owns the property, which has public road frontage on NYS Route 385 (Bridge Street) to the north, Main Street to the west; and Clarke Street to the south; and

**WHEREAS**, the County issued a Request for Qualifications on December 15, 2021, seeking Professional Architectural and Engineering Services for the construction of the Courthouse Annex (Justice Center) through an Architectural Firm specializing in the restoration, renovation and adaptive reuse of existing and historic buildings, and awarded the contract to Thaler, Reilly, Wilson Architects (TRW) on April 28, 2022, pursuant to Resolution Number 134-22; and

**WHEREAS**, the County issued a Request for Qualifications on April 20, 2022, seeking Construction Management Services for the Justice Center and awarded the contract to Freeman Project Management Services (FPMS), a local Greene County construction management firm, on July 20, 2022, pursuant to Resolution Number 228-22; and

**WHEREAS**, the County notified Interested and Involved Agencies on March 7, 2023, with the 30-Day Notification requirement for purposes of Lead Agency Status confirmation and opportunity to notice the County with comments or permitting requirements, ending on April 4, 2023; and no objections to the intent of Greene County to serve as the SEQRA Lead Agency were received; and

**WHEREAS**, on June 21, 2023, the County officially declared its status as Lead Agency completed the SEQRA review for the project and determined that the project will not result in significant adverse environmental impacts, resulting in the issuance of a Negative Declaration for the proposed action, pursuant to Resolution Number 196-23; and

**WHEREAS**, the Village of Catskill code incorporates a zoning law and site plan review regulations, neither of which enumerate zoning classifications or zoning language specific to the Justice Center and Courthouse project; and

**WHEREAS**, the County has reviewed and evaluated the Village's zoning regulations and determined the project is primarily located within the central commercial zone for the Village, is located within the Eastside Historic District, is located outside the Waterfront District limits, and not within the Waterfront Overlay for the Village; and

**WHEREAS**, Greene County has requested that the Village Board of the Village of Catskill issue a determination confirming that the County is exempt from the applicability of the Village's land use laws in relation to its proposal to construct an annex to the existing Greene County Courthouse on the property located at 320 Main Street in the Village of Catskill, Tax Map Parcel ID#156.18-7-41; and

**WHEREAS**, the Village Board recognizes that there is significant case law on point, with regard to the exemption of such a project including In the Matter of the County of Monroe, 72 NY2d 338 (1988), which held that a balancing test must be performed to determine whether a project of a municipality or agency thereof, is exempt from the local land use regulation weighing the following factors: 1) legislative intent; 2) nature and scope of the instrumentality seeking immunity; 3) the kind of function or land use involved; 4) the extent of the public interest to be served; 5) the effect local land use regulation would have on the enterprise; 6) impact on legitimate local interests; 7) alternative locations for the facility in less restrictive zoning areas; 8) alternative methods of providing the needed improvement; 9) intergovernmental participation in the project development process; and 10) opportunity of the public and others to be heard; and

**WHEREAS**, the Village of Catskill has been an Involved Agency for the duration of the State Environmental Quality Review Act (SEQRA) process; for which the Greene County Legislature issued a Notice of Intent to Declare Lead Agency Status for the construction of the Justice Center, which met the State Environmental Quality Review Act (SEQRA) classification as an Unlisted Action, and as such the County elected to prepare a Full Environmental Assessment Form (FEAF) to adequately consider potential adverse effects, and conducted a Coordinated Review with Involved and Interested Agencies, including the Village of Catskill Board of Trustees, pursuant to Resolution Number 63-23 adopted on February 15, 2023; and

**WHEREAS**, the County consulted with the State Historic Preservation Office (SHPO) for their opinion on the project, which resulted in a determination that there are no archaeological concerns associated with the project and that the design of the proposed new construction is appropriate to the courthouse and the surrounding historic district; and the County proposes as part of the project to restore and repair the on-site Carriage House, which has historic value; and the County has worked with the project architect (TRW) to incorporate the salvaged sandstone block from the Old Jail, that used to stand on the building, into the current Justice Center design; and

**WHEREAS**, the architectural firm hired by the County to design and manage the project has extensive experience with historic preservation and designed the Justice Center to complement and enhance the existing courthouse building; and

**WHEREAS**, Greene County is subject to compliance with the NYS Uniform Fire Prevention and Building Code and Energy Conservation Code and as such state permits for construction are received by the County directly from the New York State Department of State; and all state permits, reviews and referrals associated with the construction are received by the County directly from New York State; and

**WHEREAS**, on-site security controlled parking will accommodate Courthouse Judges and limited county staff that will be using the Justice Center, and that the existing curb cut located on Clarke Street will be used for site ingress and the existing curb cut located on NYS Route 385 will continue to be used as egress for both the Greene County Sheriff and Corrections Office for inmate transfer as well as the parking garage, therefore eliminating the need for changes or impacts within the NYSDOT right-of-way.

**NOW, THEREFORE, BE IT RESOLVED**, that the Village Board finds that the nature and scope of Greene County, an instrumentality seeking immunity from the Village of Catskill Code with respect to land use, is a municipal corporation with geographic jurisdiction, powers and fiscal capacity and to provide a wide range of services to the residents and property owners within the County including the offices and provenance of the Greene County Courthouse and requirements for providing court operations and facilities as embodied in the New York State Constitution and New York State Law and the New York Code of Rules and Regulations; and be it further

**RESOLVED**, that the Village Board finds that Greene County, as a unit of government, has a compelling government interest in the current and future development and operations of the Greene County Courthouse and its lands and titles as previously memorialized in the preceding SEQRA Determination and Balancing of Interests approval for the Demolition of the Jail Complex, and is empowered to construct the proposed Justice Center, the financing for which is the issuance of bonds; and be it further

**RESOLVED** that the Village Board finds that alternatives to the Justice Center construction are determined infeasible, as the Justice Center is an expansion of the Courthouse and the space utilized within the Courthouse Annex is considered to be functioning court space

and under the security and operations of the NYS Office of Court Administration; and be it further

**RESOLVED** that the Village Board finds that the construction and operations of the Justice Center are compatible with the surrounding land uses, much of which are already governmental and institutional in nature, and recognizes the Village of Catskill as the County Seat with the court and municipal functions found therein, including county, town and village government offices; and be it further

**RESOLVED**, that the Village Board finds that the Justice Center will be beneficial to the residents and property owners of Greene County, and that the Village Board finds that the public interest is served in the construction of a Justice Center and completion of other site improvements, and that public and interested stakeholder participation has been afforded by the County during the SEQRA process and through public workshops held on December 6, 2021; February 9, 2022; and May 10, 2023, and by the Village of Catskill at a public meeting to review the nature and scope of the project; and be it further

**RESOLVED** that the Village Board of the Village of Catskill hereby finds that upon the balancing of all factors in relation to zoning and site plan review, the County is exempt from the applicability of the Village of Catskill Zoning Code, Local Waterfront Revitalization Program, and land use laws; and thus, approval by the Village Board of Trustees, Village Planning Board, or Zoning Board of Appeals is not required; and be it further

**RESOLVED** that the Village Clerk is directed to file this Resolution in the appropriate index within five (5) business days.

This resolution shall take effect immediately.

	<u>AYES:</u>	<u>NAYS:</u>	<u>ABSENT:</u>	<u>CARRIED:</u>
Peter Grasse, President	✓			✓
Joseph Kozloski, Trustee	✓			✓
Natasha Law, Trustee	✓			✓
Jamie Mitchell, Trustee	✓			✓
Jeff Holliday, Trustee	✓			✓