

ANDES PLANNING BOARD
115 DELAWARE AVENUE
ANDES, NEW YORK 13731
Ph. 845-676-4105P



MEETING DATE June 13, 2022

PRESENT:

FRANK WINKLER-CHAIRMAN
JOHN REYNOLDS-ABSENT & EXCUSED
ARTHUR REED-
BILL PALMER-ABSENT & EXCUSED
JOANNE CALLAHAN-
HARLAND DYE-
KATHERINE KEYS-
AL MOHR-BUILDING CODE INSPECTOR
KENT MANUEL-DELAWARE COUNTY PLANNER

OTHERS PRESENT:

Ms. Nicole Day- Manager of Catskill Regional Harvest
Mr. Evan Bowker-Representing Delaware County IDA
Mr. Eric Van Benschoten
Mr. & Mrs. Harold Cole
Mr. Peter Calvert -Andes Gazzett
Ms. DeFalco- The Reporter
Ms. Courtney Saunders
Mr. Colin Miles Campbeu
Mr. Patrick Sullivan
Mr. Jeff Pluta
Mr. Dan Faneltar
Mr. Rob Allison-Catskill Regional Surveying Services, P,C,
(representing Mr. & Mrs. Gregory F. Maugeri-Boundary Line
Adjustment

CALL TO ORDER: Meeting Called to order at 7:00 PM

APPROVAL OF MINUTES:

**Motion made by Mr. Dye to accept the May 9, 2022 minutes,
Motion seconded by Ms. Keys.**

VOTE: Mr. Dye-aye

Ms. Keys-aye

Mr. Winkler-aye

Mr. Reed-aye

**Mrs. Callahan abstained as she was not in attendance at
the May 9, 2022 meeting**

CORRESPONDENCE:

AGENDA:

First on the agenda was Catskill Harvest Fest-Public Hearing
Opening greenhouse

**MR. REED MADE A MOTION TO OPEN THE PUBLIC HEARING,
MOTION SECONDED BY MR. DYE**

VOTE: ALL AYE-SO CARRIED

Ms.Nicole Day- manager Catskill Harvest Fest would be managing the
greenhouse

Mr.Evan Bowker -representing Delaware County IDA-Economic
Development

Mr.Evan Bowker presenting the following:

- Architect was an awarding winning certified architect who actually all ready built this once and took 20 years to perfect it
- Grants from Isurda, State Development and Chobini
- 2700 square foot greenhouse
- Geothermal
- 30 x 90 feet
- Carbon Neutral greenhouse
- Will be placed on the third tier behind the Catskill Harvest Fest solar panels
- Green house will be organic
- 7 jobs in the first 5 years
- Demonstration project Delaware County IDA
- Back up LP for emergency
- 1,000 gallon fuel tank
- South of existing building where other tanks are in place
- Battery size- will not have batteries not needed for solar
- Top of building roof panels for backup
- Working with Delaware River Solar
- Access road detailed where cars already go
- Rainwater recapture system as mentioned at first presentation will not be using
- Geothermal well location
- 12 month growing season
- For greens only lettuce and kayle
- Concerns on road access
- Concerns on drainage
- Mr. Winkler did go up to look at the site

Mr. Patrick Sullivan had the following concerns

His land would be directly impacted by this project

Should this be a viable place to put the greenhouse when local farmers are already struggling

Ms. Day commented that they are not getting alot of local vegetables that the local farmers are selling their product at local farmers markets

Certified return receipt about this Public Hearing was suppose to be by Mr. Sullivan he did not sign it the mail delivery person signed it
Concerns on noise

Mr. Bowker commented that the Town does not have a light ordinance so Mr. Bowker tied it into the noise ordinance lights out by 10PM

Devaluing Mr. Sullivans property

Currently having issues with smoke from fire pit and loud music
(Mr. Van Benschoten commented that the School currently has a greenhouse and that is publicly used)

\$580,000 for a 12 month growing season is a lot of money

DEC stormwater plan

Comments from Mr. Kent Manual - Delaware County Planner

The DEC would be triggered if you own an acre of land

If site is near City Land 2 acres

This project would not require a review form DEC

- Mr. Mohr, Building code Inspector was concerned on how many wells, location, piping for water
Need more clarity on the infrastructure
Where is access and solar panels
Mr. Mohr was also concerned on the answers for the short environmental assessment application which needs further review (noted the application was not signed)
Ms. Day commented, " conversation with Titan well service that there will be two well's possible use the spring"
Mr. Mohr commented that it would be advisable to have a project Manager.
Mr. Mohr advised the Board that if the greenhouse was not in use for a year that it be dismantled and removed
After further discussion the Board concluded that more information on this project has to be provided to the Board before further review could take place
Ms. Day and Mr. Bowker will be working with Mr. Al Mohr-Building Code Inspector on providing further information on this project
MR. REED MADE A MOTION TO CLOSE THE PUBLIC HEARING,

MOTION SECONDED BY MR. DYE. VOTE:ALL AYE-SO CARRIED

- Next on the agenda was Catskill Regional Surveying Services PC
Mr. Rob Allison surveyor
Representing Mr. and Mrs. Gregory Maugeri
Boundary line adjustment on property located at Felton Road
Owns 2 tax parcels
324.-1-14 and 324.-1-15
Sending 43.48 acres from 324.-1-14 to 324.-1-15 to create a total of
87.57 acres
Leaving 324.-1-14 with 4.75 acres with their house
Mr. and Mrs. Maugeri requested a waiver for surveying as both
parcels are in their names

**MR. REED MADE A MOTION TO WAIVE THE SURVEY FOR
MR. & MRS. MAUGERI PER 2.5 SECTION 4 OF THE
PLANNING BOARDS REGULATIONS (REQUEST FOR
WAIVER OF SURVEY) MOTION SECONDED BY MS.KEYS
VOTE: ALL AYE-SO CARRIED**

**MS. KEYS MADE A MOTION TO DECLARE A NEGATIVE
DECLARATION FOR SEQR ON THE APPLICATION
MOTION SECONDED BY MRS. CALLAHAN
VOTE ALL AYE-SO CARRIED**

**MRS. CALLAHAN MADE A MOTION TO APPROVE THE
BOUNDARY LINE ADJUSTMENT FOR MR & MRS. MAUGERI
SECONDED BY MR. DYE
VOTE: ALL AYE-SO CARRIED**

MEETING ADJOURNED: 9:00 PM

RESPECTFULLY SUBMITTED BY:

JO ANN BOERNER ANDES PLANNING BOARD CLERK

CALL TO ORDER: Meeting Called to order at 7:00 PM

Noted: This meeting was live in the Town Hall

APPROVAL OF MINUTES:

**The April 11, 2022 minutes could not be approved as there was not a quorum from the last months meeting in attendance
Approval will be at the June Planning Board Meeting**

CORRESPONDENCE:

AGENDA:

First on the agenda was Catskill Harvest Fest-Special Use Permit for a Greenhouse

Nicole Day- manager Catskill Harvest Fest

Evan Bowker -representing Delaware County IDA

- 2700 square foot greenhouse

Geothermal

2700 square foot

30 x 90

Carbon Neutral greenhouse

Will be placed on the third tier behind the Catskill Harvest Fest solar panels

Working with architect and senior representative from Hudson Valley who has a greenhouse

Green house will be organic

Working on access to the greenhouse with Harold Cole

Have a back up plan for the road

Greenhouse will have products that is not from our local farmers in the area

Green house is being built by a grant

7 jobs in the first 5 years

At the last Board meeting the Board requested more information on
This project before it could move forward

Mr. Evan Bowker, representing Delaware County IDa and
Ms. Nicole Day, Manage of Catskill Regional Harvest presented the
following updates to this project

Carbon Neutral Greenhouse

Demonstration project Delaware County IDA

Back up LP for emergency

1,000 gallon fuel tank

South of existing building where other tanks are in place

Battery size- will not have batteries not needed for solar

Top of building roof panels for backup

Delaware River Solar working with

Access road detailed where cars already go

Rainwater recapture system as mentioned at first presentation will not
be using

Geothermal well location

Already has an artesian well on the property which they will be using

Pesto Control: Doing their own pest control as well and working with
Pest Tech

Mr. Mohr- Building Inspector questioned if the US Ag. does an
Inspection

Ms. Day replied that it is not regulated under the US Ag. as the Green
House is considered a farm

Mr. Mohr had concerns that the Greenhouse could fail and
questioned what would happen

Ms. Day replied that she had a solid business model

Ms. Day commented that products from the greenhouse could be
Produced from her kitchen in the Catskill Regional Harvest Feast

Question on the Greenhouse being a cannabis greenhouse

Ms. Day replied that the Greenhouse is to small for a cannabis
Greenhouse

8,000 square feet solar panels

In phase two the greenhouse will have a bathroom

Working with DEP

Products will be grown in trays in the greenhouse
Mr. Mohr commented that DEP needs to be included in this process
Working on a right of way easement with Mr. Harold Cole
They already have permission from Mr. Cole to use this access
and build the greenhouse
Concerns with noise- Ms. Day commented that 10PM would be
Closing
Lighting- shading for light, no lights going up from the Catskill
Regional Harvest Fest
No brighter than cars headlights
Concerns for houses above the greenhouse
Mr. Mohr requested that the setbacks for this project through Zoning
have been meant
Mr. Winkler would like Ms. Day to work with Ms. Carla Crim from the
CCE
**Mr. Winkler made a motion to accept the site plan
request for a greenhouse for the property of IDA
The greenhouse will be operated by Catskill Regional Harvest
Fest
The project will be referred to the County for review
Motion seconded by Mr. Dye
VOTE: all aye-so carried
PUBLIC HEARING- JUNE 13, 2022**

- Next on the agenda was Mr. and Mrs. Arthur Melvin
944 Bussey Hollow Road (PUBLIC HEARING)
Boundary Line Adjustment/Minor Subdivision
**Mr. Reed made a motion to open the Public Hearing for
Mr. Melvin, motion seconded by Ms. Keys
VOTE: all aye-so carried**
Mr. Melvin is selling 27 acres to Mikey Roe of vacant land
At the last Board meeting the Board approved a waiver request from
Mr. Melvin to not survey all of his land just the 27.6 acres that
Mr. Roe is purchasing
The road frontage was meant

Mr. Manual-Delaware County Planner commented that the request was in the Ag. District and Delaware County did look at the Application

There was no comments from the Public on this application

Mr. Winkler made a motion to close the Public Hearing,

Motion seconded by Mr. Reed

VOTE: all aye-so carried

Mr. Dye made a motion to declare a negative declaration for approval on this project

VOTE: all aye- so carried

Mr. Palmer made a motion to approve the Boundary Line Adjustment for Mr. Arthur Melvin

Property located at 944 Bussey Hollow Road

Motion seconded by Mr. Reed

Vote- all aye-so carried

- Mr. Manual, Delaware County Planner commented that the Town Board adopted regulations for short term rentals at their last Board meeting
- Mr. Manual, Delaware County Planner presented information on the Climate Act
Making all fossils fuels in the future and replacing it with electric power

MEETING ADJOURNED: 8:30 PM

RESPECTFULLY SUBMITTED:
JO ANN BOERNER-PLANNING CLERK