

**FINAL  
TOWN OF ROSENDALE  
PLANNING BOARD MINUTES**

Thursday, October 9<sup>th</sup>, 2014  
Rondout Municipal Center  
1915 Lucas Ave.  
Cottkill, NY 12419

Chairman, Billy Liggan called the meeting to order with the Pledge of Allegiance at 7:00 pm.

**ROLL CALL:**

Chairman, Billy Liggan	Present
Dave Plante, Bergmann Associates	Present
Randi Morf	Present
Fred Greitzer	Excused
Joseph Havranek	Present
Nick Mercurio	Present
Jere Brown	Present
John Ivankovic	Present
Bill Moylan (Alt)	Excused
Heidi Haynes, Planning Board Clerk	Present
Jen Metzger, Town Board Liaison	Present

**Minutes:**

A motion was made by Randi Morf to accept the minutes with the following amendments:

Pg. 3: Paragraph three "Fred Greiter" should read "Fred Greitzer".

Pg. 3: Paragraph five "Motion was made by Jere Brown, seconded by Nick Mercurio to except the County's recommendations" should read "Motion was made by Nick Mercurio to accept the County's recommendations".

Billy Liggan seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

**Old Business:**

**Pine Minor Subdivision #2014-6**

Applicant, Kim Cole submitted a letter from her Surveyor, Christopher Zell, of Brinnier and Larios, P.C., stating that the area of disturbance had been moved outside of the 100 ft. buffer zone.

The Board had a discussion regarding the area of disturbance still being shown within the wetlands buffer zone on the applicants map.

Part II of the Short Form EAF was read out loud to the Board by Joe Havranek. It was deliberated and completed for the record.

A motion was made by Nick Mercurio to deem the application complete pursuant to SEQRA (6NYCRR § 617) with a negative declaration of significant adverse impact.

John Ivankovic seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

### **Public Hearing :**

#### **Pine Minor Subdivision #2014-6**

Billy Liggan made the motion to open the Public Hearing at 7:50 pm.

Randi Morf seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

No members of the public were present for the hearing. No public comment.

Billy Liggan made the motion to close the Public Hearing at 7:52 pm.

Jere Brown seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

Billy Liggan made the motion to grant the applicant final conditional minor subdivision approval subject to revising the plat to show the residential development outside of the area of disturbance or submit a permit from the DEC to disturb the wetland area buffer, add the road maintenance agreement information to the plat and submit one mylar reproducible and four paper prints of the final plat to the Board.

Nick Mercurio seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

#### **Dietz Minor Subdivision #2014-7**

Billy Liggan made the motion to deem application complete pursuant to SEQRA (6NYCRR § 617) with a negative declaration of significant adverse impact.

John Ivankovic seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

Part II of the Short Form EAF was read out loud to the Board by Joe Havranek. It was deliberated and completed for the record.

Jere Brown made the motion to open the Public Hearing at 8:00 pm.

Randi Morf seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

No members of the public were present for the hearing. No public comment.

Billy Liggan made the motion to close the Public Hearing at 8:01 pm.

Randi Morf seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

Randi Morf made the motion to grant the applicant final minor subdivision approval.

Nick Mercurio seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

### **Miscellaneous Business:**

Councilwoman Jennifer Metzger presented information to the Planning Board in reference to the Town Boards proposed resolution for an Economic Overlay Zone. She explained that the proposal could be considered for use as an incentive for “blighted properties” within the town. The proposed zone is required to request a recommendation from the Ulster County Planning Board and the Town of Rosendale Planning Board.

The Board had a brief discussion regarding the overlay.

Joe Havranek explained that the Planning Board has 62 days in which to submit the recommendations to the Town Board. He urged the Board to have their comments ready by the next Planning Board Meeting.

Joe Havranek made the motion to enter into Executive Session at 8:38 pm to discuss personnel issues.

Randi Morf seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

Joe Havranek made the motion to exit Executive Session at 9:18 pm. with no action taken.

Billy Liggan seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

Randi Morf made the motion to adjourn the meeting at 9:18 pm.

John Ivankovic seconded the motion.

Roll Vote: Billy Liggan –Yes, Joe Havranek –Yes, Randi Morf- Yes, Nick Mercurio - Yes, Jere Brown-Yes, John Ivankovic – Yes

Motion Carried.

Respectfully submitted,

Heidi Haynes, Planning Board Clerk Interim