

**FINAL  
TOWN OF ROSENDALE  
PLANNING BOARD MINUTES**

September 11, 2014

Chairman Billy Liggan called the meeting to order at 7:05 pm at the  
Rondout Municipal Center, Cottekill, NY.

**ROLL CALL & PLEDGE**

Chairman Billy Liggan	Present
Dave Plante –Bergmann Associates-	Video Conference
Randi Morf	Present
Fred Greitzer	Present
Joseph Havranek	Present
Nick Mercurio	Present
Jere Brown	Present
John Ivankovic	Excused
Bill Moylan (Alt)	Present

Jen Metzger – Town Board Liaison Present

**Minutes:**

Motion was made by Fred Greitzer, seconded by Nick Mercurio to approve the August 7, 2014 minutes as written.

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,  
Bill Moylan – Yes, Jere Brown – Abstain, Randi Morf – not present for vote

Motion Carried

**Public Hearing –**

None

**New Business:**

**2014-6 Pine Minor Subdivision**

All comments provided by our Consultant Dave Plante were reviewed and discussed with applicant.

Limit of disturbance for Lot 2 appears to be within 100 ft of wetlands. Board recommended the Applicant have a formal delineation conducted and to show the results on the Final Plat.

Also requested a Road Maintenance Agreement be prepared and reviewed by the Town's Attorney

Motion was made by Nick Mercurio , seconded by Randi Morf to classify this project as an "Unlisted Action" pursuant to SEQRA (6NYCRR § 617).

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,  
Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

Motion was made by Joe Havranek ,seconded by Fred Greitzer to declare the Planning Board to act as SEQRA Lead Agency for this Project and to conduct an Uncoordinated SEQRA review of this project.

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,  
Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

Motion was made by Jere Brown, seconded by Nick Mercurio to schedule a Public hearing for October 9, 2014

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,  
Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

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

All comments provided by our Consultant Dave Plante were reviewed and discussed with applicant.

Motion was made by Jere Brown , seconded by Joe Havranek to classify this project as an “Unlisted Action” pursuant to SEQRA (6NYCRR § 617).

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,  
Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

Motion was made by Jere Brown ,seconded by Nick Mercurio to declare the Planning Board to act as SEQRA Lead Agency for this Project and to conduct an Uncoordinated SEQRA review of this project.

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,  
Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

Motion was made by Fred Greitzer, seconded by Joe Havranek to schedule a Public hearing for October 9, 2014

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,  
Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

**Old Business:**

**Pine Crest Tennis #2011-3 (Amendment to Site Plan)**

The Applicant has submitted an application for a “Site Plan Amendment” for the property located at 658 Route 32. The Applicant previously received approval for an indoor tennis facility in 2013.

Proposed modifications include the following:

Received comments from the Ulster County Planning Board and the following Motions were made pertaining to this application

Motion was made by Billy Liggan, seconded by Fred Greiter to override the County’s recommendation by super majority concerning Visibility due to the proposed “bubble” is not higher than the fixed Bldg proposed in the original approval.

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,

Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

Motion was made by Billy Liggan, seconded by Fred Greiter to override the County’s recommendation by super majority concerning Wetlands. Current permit expires in 2017, no mitigation is required on Site and there is no increase in wetland impact with the proposed changes.

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,

Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

Motion was made by Jere Brown, seconded by Nick Mercurio to except the Count’s recommendations concerning Septic.

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,

Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

Motion was made by Fred Greitzer, seconded by Joe Havranek to override the County’s recommendation by super majority concerning Threatened and Endangered Species. The report relating to threatened and endangers species was submitted in original submission of this project.

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,

Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

Motion was made Joe Havranek, seconded by Fred Greitzer to override the County’s recommendation by super majority concerning Stormwater. SWPPP is still valid and there is a decrease in size to this project

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,  
Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

Motion was made by Randi Morf, seconded by Joe Havranek for a Conditional approval for Site Plan #2011-3with the following conditions

1. Provide the board with a copy of an updated Board of Heath permit
2. Provide the Planning Board with a letter from the applicants Engineer and the Towns Stormwater officer with a MS4 exception letter.

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,  
Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

### **Miscellaneous Business:**

Sturgeon Pool Comments

1. Request Central Hudson use local material and local labor
2. Members are concerned about Harden for EMP (Electro Magnetic Pulses)  
<http://www.wnd.com/2013/06/state-makes-it-law-to-harden-grid-against-emp>
3. Security on site (suggestions: cameras, gates, lock boxes)
4. Coutant Rd. – return the road to pre construction condition after construction is completed.
5. Hours of operation taken into consideration

**Executive Session for personnel actions. In 8:30**

No actions taken

Out: **9:05**

### **Correspondence:**

None

Motion was made by Joe Havranek to adjourn the meeting @ 9:07

Roll Vote:

Billy Liggan –Yes, Joe Havranek –Yes, Fred Greitzer – Yes, Nick Mercurio - Yes,  
Bill Moylan – Yes, Jere Brown – Yes, Randi Morf –Yes

Motion Carried

**Meeting adjourned @ 9:07 pm**

Leslie Treut

Planning Board Clerk