

TOWN OF ROSENDALE
PLANNING BOARD

Minutes

Thursday, April 14th, 2016

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

Billy Liggan, Chairman	Present
Joseph Havranek, Vice Chairman	Present
Dave Plante, Bergmann Associates Consultant	Present
Randi Morf	Present
Nick Mercurio	Present
Jere Brown	Present
John Ivankovic	Present
Brandon Walsh	Present
Bill Moylan (Alt)	Excused
Jim Luckner (Alt)	Present at 7:10
Councilman John Hughes, Town Board Liaison	Present at 7:10
Brisa Casas, Planning Board Clerk	Present

No representative from the Rosendale Environmental Commission is present at this meeting.

MINUTES:

Motion made by Joseph Havranek, seconded by Randi Morf, to accept the minutes from February 11th, 2016.

Roll Vote: Chairman Billy Liggan-Yes, Vice Chairman Joseph Havranek-Yes, Randi Morf-Yes, John Ivankovic-Yes, Brandon Walsh –Yes, Jere Brown- Yes, Nick Mercurio- Yes

Motion Carried.

PUBLIC HEARING : None

OLD BUSINESS: None

NEW BUSINESS:

#2016-2-Site Plan Review-Swarthout

Location: 311 Whiteport Road

Gerard Swarthout is present on behalf of his application.

Chairman Liggan recuses himself at this time, Vice Chairman Joseph Havranek steps in to Chair the meeting in his place and alternate member Jim Luckner joins the board.

Mr. Swarthout's owns a blue stone business and proposes the use of his vacant parcel for the storage of blue stone. He succeeded in obtaining a Use Variance from the Rosendale Zoning Board of Appeals and was granted approval on March 15th 2016 with Resolution #2 of 2016.

The board discusses the following while reviewing the Site Plan and application documents:

- What is the size of blue stone being stored?
- Will there be anything other than raw materials stored on site?
- Where is the existing driveway, in relation to the Rosendale Highway approved driveway location?
- What will the hours of operation be?
- Will there be signage? Will the signage need lighting?
- Review of a letter from Highway Superintendent Bob Gallagher pertaining to the proposed driveway.
- Review of Ulster County Planning Board referral comment of No County Impact.

The board asks the applicant to revise the Site Plan to show the following:

- Clearly show and label parking area for vehicles.
- Clearly show and label the location of the blue stone storage.
- Clearly show measurements of the parcel to show that setbacks are within compliance for a parcel in an A Zone.
- Clearly show and label location of new driveway approved by Highway Superintendent, Robert Gallagher.
- Clearly show and label location of signage.

Motion made by John Ivankovic, seconded by Jim Luckner, to classify this application as an unlisted action pursuant to SEQRA, to declare the Rosendale Planning Board's intent to serve as lead agency, and to conduct an uncoordinated SEQRA review.

Roll Vote: Vice Chairman Joseph Havranek-Yes, Randi Morf-Yes, John Ivankovic-Yes, Brandon Walsh –Yes, Jere Brown- Yes, Nick Mercurio- Yes, Jim Luckner -Yes

Motion Carried.

Acting Chair Joseph Havranek authorizes the drafting of referral letters for comments from the Town of Rosendale Police Department, Town of Rosendale Water and Sewer Department and

Bloomington Fire Department

Chairman Liggan rejoins the board and Jim Luckner returns to the audience.

CORRESPONDENCE:

MISC:

- Review of information from a Solar Farming seminar attended by Chairman Liggan.
- The board discusses the current construction of an addition at 1149 Route 32, and inquires why a site plan review was not necessary.

The Planning Board has the following concerns that would be addressed during a Site Plan Review:

- Addition- What is the use of the additional structure currently being constructed?
- Set-backs – Does the new structure meet the setbacks for the parcel?
- Density – Is this parcel near or over max density coverage with the additional structure?
- Wetlands – There is a stream in back of parcel. How has this been attended?
- Drainage – Washington Ave has a past of drainage issues and flooding. The New York State DOT did some work to help the drainage in the summer of 2015. However the Town is still in the process of coming up with a more comprehensive plan to eliminate the remaining drainage issues. Was the drainage taken into consideration with the additional structure?
- Addition of Diesel pumps
- Lighting – Will the new structure have lighting?
- Sign – Will there be any new signage?
- Parking – Is there adequate parking for additional structures use, according to the Town Code?
- Area of Disturbance
- Pavement- Parcel is covered with pavement, no plantings or grass for buffering of visual impact on the neighboring parcels. Will there be plantings?
- Truck Parking – Where will the gas trucks be parked?

Chairman Liggan asks Planning Board Clerk, Brisa Casas, to draft a letter to Rosendale Building Inspector, Tom Fiore, voicing the concerns of the Planning Board.

Motion made by Joseph Havranek to adjourn the meeting at 8:10pm

Respectfully Submitted,
Brisa Casas
Planning Board Clerk