

TOWN OF ROSENDALE
PLANNING BOARD

Minutes

Thursday, February 11th, 2016

Rondout Municipal Center

1915 Lucas Ave.

Cottkill, NY 12419

Chairman, Billy Liggan called the meeting to order with the Pledge of Allegiance at 7:08 pm.

ROLL CALL

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

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

MINUTES:

Motion made by John Ivankovic, seconded by Joseph Havranek, to accept the minutes from December 10th, 2015 with the following amendments:

Page 3, Line 2 – Change he, to she.

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

Nick Mercurio- Abstain

Motion Carried.

PUBLIC HEARING: None

OLD BUSINESS: None

NEW BUSINESS:

#2016-1-Site Plan Review-Ed Parker

Ed Parker and Nadine Carney of Peak Engineering are present on behalf of this application.

The board discusses the following with the applicant:

- Town of Rosendale Code definition of Cluster Development (§75-26)
- Mr. Parker confirms that the parcel will remain as one parcel with him as the owner. He has no plan to try and subdivide or sell the proposed dwellings individually.
- Mr. Parker plans to maintain this parcel as a rental property.
- Size of proposed structures. Structures are proposed to be very small with one or two bedrooms each. Some structures may be two floors but most will be one floor dwellings.
- Setbacks for septic system and wells.
- Some structures will be sharing septic and well.
- The parcel is split between two Zoning Districts, R1 and A.
- The proposed project will be done in two phases. Phase 1 will have a total of four structures.
- Natural buffers- trees will be planted to screen the parcel from Kallop Road; the neighboring property to the left of the parcel already has a buffer of untouched forest area. Mr. Parker thinks it will be enough but is willing to place native plantings to help with the screening.
- Open Space- Mr. Parker plans on leaving majority of the parcel behind the proposed dwellings untouched because the terrain is not optimal for future construction.
- Rosendale Code definition of Site Plan vs. Subdivision
- Review of Rosendale Code §75- Density Control Schedule

After review of the proposed project the board determined that it does not fit the definition of a cluster development as outlined under Town of Rosendale Code §75-26. The board concludes that the project, as currently proposed, would fall under the jurisdiction of the Town of Rosendale Building Inspector through application and issuance of a building permit, assuming all proposed dwelling unit densities and setbacks remain in conformance with the Town of Rosendale Density Control Schedule for each zoning district in which the project is located. Therefore this project, as proposed, needs no further review or approval from the Rosendale Planning Board.

Motion made by Chairman Liggan, seconded by Jere Brown, to draft a letter to the Town of Rosendale Building Inspector, Tom Fiore, stating that the applicant does not meet the definition of a cluster development as outlined in Town of Rosendale Code §75-26, and that the proposed project appears to be a use by right as long as the applicant is in compliance with the Town of Rosendale Code §75 (075b) Density Control Schedule.

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

Motion Carried.

CORRESPONDENCE:

Memo from Town of Rosendale Assessor, Mike Dunham, regarding Solar Farms

MISC:

Motion made by Randi Morf, seconded by Brandon Walsh for the following:

- Joseph Havranek, re-appointed as Vice Chairman to the Rosendale Planning Board
- Brisa Casas, re-appointed as Clerk to the Rosendale Planning Board
- Mary Lou Christiana, re-appointed as Attorney to the Rosendale Planning Board
- The Daily Freeman as the official newspaper for Rosendale Planning Board publications
- Official time and place of Rosendale Planning Board meetings: 7:00 pm, the second Thursday of each month, located at the Rondout Municipal Center, 1915 Lucas Ave. Cottekill NY 12419

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

Motion Carried.

Motion made by Joseph Havranek to adjourn the meeting at 8:12pm

Respectfully Submitted,
Brisa Casas
Planning Board Clerk