

TOWN OF ROSENDALE  
PLANNING BOARD

Final Minutes  
Thursday, June 9<sup>th</sup>, 2016  
Rondout Municipal Center  
1915 Lucas Ave.  
Cottkill, NY 12419

Chairman, Billy Liggan called the meeting to order with the Pledge of Allegiance at 7:05 pm.

ROLL CALL

Billy Liggan, Chairman	Present
Joseph Havranek, Vice Chairman	Present
Jere Brown	Present
John Ivankovic	Present
Nick Mercurio	Present
Randi Morf	Excused
Brandon Walsh	Present
Bill Moylan (Alt)	Present
Jim Luckner (Alt)	Present
Dave Plante, Bergmann Associates Consultant	Present via video conference
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 Brandon Walsh, to accept the minutes from May 12<sup>th</sup>, 2016.

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

Motion Carried.

PUBLIC HEARING: None

OLD BUSINESS:

#2016-3-Site Plan Review-Aero Star

Location: 1149 Route 32

Mike North and Tariq Gujar are present on behalf of this application.

The board reviews comments from planning consultant Dave Plante, of Bergmann Associates.

The board then discusses the following with the applicant:

- Car Parking – 26 parking spaces for cars are indicated on the Site Plan, although some of them are shared with gas pump filling areas.
- Truck /Tanker Parking –recommended that parking space size be increased to accommodate room for adequate parking of both truck and trailer/tanker.
- Lighting – proposed lighting is indicated on site plan and lighting cut sheet has been added to details sheet of site plan.
- Plantings – seven plantings are proposed and a species key has been added to the site plan
- The board recommends more plantings be added to the rear of the parcel to aid with visual buffering. The applicant agrees that these can be added to the Site Plan.
- Drywells – Installation of two new drywells are proposed in the rear of the addition
- Security – lighting and cameras are the only proposed measures of security
- The board recommends the trucks and tankers are locked at night for extra security.

Motion made by John Ivankovic, seconded by Jere Brown, to set the following amendments for the site plan for resubmission:

1. Revise truck-tanker parking space sizes and clearly indicate where the spots are on the site plan
2. Plantings must be added to the rear of parcel to help both the applicants parcel and the neighboring parcel with visual buffering.
3. Security Plan - should indicate all the security details of the parcel

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

Bill Moylan-Abstain

Motion Carried.

Chairman Liggan reads out loud Part 2 of the Short Environmental Assessment Form and completes it with the board.

Motion made by Nick Mercurio, seconded by Joseph Havranek, to adopt a negative declaration of significant adverse impact, pursuant to SEQRA.

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

Motion Carried.

Motion made by Brandon Walsh, seconded by John Ivankovic, to refer this application to the Ulster County Planning Board for review and comments with the following conditions:

1. The site plan is revised to include truck-tanker parking, additional plantings, and a security plan.
2. The revised site plan is submitted to the Planning Board Clerk by June 23<sup>rd</sup> 2016 so that the Ulster County Planning Board submission deadline is met.

3. The applicant provides adequate copies of each requested document for submission and review.

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

Motion Carried.

Motion made by Jere Brown, seconded by Brandon Walsh, to set a public hearing for application #2016-3-Site Plan Amendment - Aero Star for July 14<sup>th</sup> 2016 at 7:00 pm.

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

Motion Carried.

### NEW BUSINESS:

Chairman Billy Liggan recuses himself at this time. Vice Chairman Joseph Havranek serves as Acting Chair, in his place and alternate member Jim Luckner joins the board.

#### #2016-4-Site Plan Review-Arkansas Tom's Razorback BBQ

##### Location: Route 32

Tom Hogan is present on behalf of his application.

Tom provides the board with colored pictures of his food truck and trailer. The truck and trailer are black and white in color.

The board reviews comments on this application from planning consultant Dave Plante, of Bergmann Associates.

The board discusses the following with the applicant:

- The site plan shows two picnic areas for customer seating.
- Picnic seating area must have adequate parking spaces per Rosendale Town Code §75-19(A)(1)(C)
- Parking – The site plan indicates six on-site parking spaces for customers. The on-site parking should comply with § 75-19, of the Rosendale Town Code.
- Parking space size – dimensions required 20'x 9'
- Plantings – The board recommends the addition of plantings such as flower pots that can be placed near the picnic table seating area.
- Although the applicants proposed location is within the 32 Corridor some of the guidelines may not apply to this applicant because the structure is mobile and will not be there permanently.
- Signage – The applicant does not propose any permanent signage. A “sandwich board” style pop up sign and a banner are proposed for use on site during business hours.
- The board informs the applicant that if he intends on using different signage, other than

what he has indicated in his application, a sign permit must be obtained from the Rosendale Building Department. The applicant is advised to refer to Rosendale Town Code §75-22-Signs for more information.

- Winter - The food truck-trailer and picnic tables will be removed for the winter.
- Health Department – the applicant must get approval for his business and provide proper documentation to the board.
- Garbage – How will the garbage be managed on site? Will there be a dumpster on site? Will there be any hot ashes that need to be discarded at the end of the business day? If so how will the ashes be managed?
- The applicant states that he will add a note to the site plan about garbage management.

Motion made by Jere Brown, seconded by Brandon Walsh, to classify this application as an unlisted action pursuant to SEQRA, to declare the Rosendale Planning Board’s intent to serve as lead SEQRA agency and to conduct an uncoordinated SEQRA review.

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

Motion Carried.

Motion made by Brandon Walsh, seconded by Nick Mercurio, to refer this application to the Ulster County Planning Board for review and comments with the following conditions:

1. The site plan is revised with the addition of plantings and a note is added on the management of garbage.
2. The revised site plan is submitted to the Planning Board Clerk by June 23<sup>rd</sup> 2016 so that the Ulster County Planning Board submission deadline is met.
3. The applicant provides adequate copies of the requested document for submission and review.

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

Motion Carried.

Motion made by Jere Brown, seconded by Jim Luckner, to waive the public hearing for application #2016-4-Site Plan Review-Arkansas Tom’s Razorback BBQ.

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

Motion Carried.

Chairman Billy Liggan rejoins the board to Chair the meeting and alternate member Jim Luckner returns to his seat in the audience.

#2016-7-Site Plan Amendment-Pine Crest Self Storage

Location: 658 Route 32

Charles Wortmann is present on behalf of his application. He is seeking an amendment to his previous application #2011-13-Site Plan Review-Pine Crest Indoor Tennis. Mr. Wortmann would like to eliminate the indoor tennis structure from his site plan and replace it with more self-storage units. He would like to build a hybrid building with both traditional self-storage units and temperature controlled self-storage units.

The board discusses the following with the applicant:

- Security – Will there be adequate lighting, fences and/or cameras?
- Mr. Wortmann said he will most likely put up a security gate with a key pad locking system.
- Will the indoor climate controlled units have a sprinkler system or alarm?
- The site plan should be revised to show utilities such as electric for the proposed building.
- The current site plan is missing the existing storage unit building, the site plan should be revised to show the existing structure.
- Mr. Wortmann informs the board that he has an engineer working on updating his Storm Water Management Plan. He will provide the revised plan to the board when it is complete.
- The proposed structure is located in the FEMA mapped floodplain, therefore a Floodplain Development Permit must be acquired from the Town of Rosendale.
- Mr. Wortmann informs the board that he is currently working with LOMA to get his existing storage units out of the floodplain.
- Parking - The applicant proposes a total of 16 parking spaces for the new self-storage unit structure. This is more than required by Rosendale Town code per square foot and therefore in compliance.

Motion made by Nick Mercurio seconded by Bill Moylan, to classify this application as an unlisted action pursuant to SEQRA, and to declare the Rosendale Planning Board's intent to serve as lead SEQRA agency.

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

Motion Carried.

Motion made by Nick Mercurio, seconded by Brandon Walsh, to refer this application to the Ulster County Planning Board for review and comments with the following conditions:

1. The Site Plan is revised and the Storm Water Management Plan is revised.
2. The revised Site Plan and Storm Water Management Plan are submitted to the Planning Board Clerk by June 23<sup>rd</sup> 2016 so that the Ulster County Planning Board submission deadline is met.
3. The applicant provides adequate copies of the requested documents for submission and review.

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

Motion Carried.

Motion made by John Ivankovic, seconded by Jere Brown, to waive the public hearing in the matter of application #2016-7-Site Plan Amendment - Pine Crest.

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

Motion Carried.

Motion made by Brandon Walsh, seconded by John Ivankovic, to refer this application to the Town of Rosendale Police Department, Town of Rosendale Highway Department, Town of Rosendale Water & Sewer Department, and the Tillson Fire Department for review and comments.

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

Motion Carried.

### #2016-6-Site Plan Review-Hudson River Valley Resorts

#### Location: Binnewater Road

Tim Allred is present on behalf of this application.

The applicant submitted an application and a set of plans for the projects proposed Infrastructure and Utilities for board review.

The board discusses the following with the applicant:

- Roads
- Water & Sewer treatment facilities
- Underground utilities
- Phase 1- Infrastructure and Utilities is consistent with the Master Plan that was previously approved.
- The project SWPP has been updated.
- The proposed roads were discussed with the Ulster County Planning Board.
- Department of Transportation will be paving Binnewater on the North side entrance to the parcel. The DOT would like to coordinate with them to ensure there is no damage to the new paving. Mr. Allred is in contact with the DOT and will coordinate with them as requested.
- Details of an erosion control blanket are not mentioned in the application. The applicant should submit this information for the boards review.
- Details for trench dewatering and utility trench construction boxes were not provided on sheet D-4, with this application. The applicant should submit this information for the boards review.

- Signage? - Mr. Allred informs the board that no signage is proposed at this time.

Motion made by Vice Chair Joseph Havranek, seconded by Jere Brown, to refer this application to the Ulster County Planning Board for review and comments with the following conditions:

1. The applicant provides details for trench dewatering and utility trench construction boxes and details of an erosion control blanket.
2. The applicant provides correspondence with County and State agencies pertaining to Phase-1-Infrastructure and Utilities.
3. All documents are submitted to the Planning Board Clerk by June 23<sup>rd</sup> 2016 so that the Ulster County Planning Board submission deadline is met.
4. The applicant provides adequate copies of the requested documents for submission and review.

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

Motion Carried.

Motion made by Joseph Havranek, seconded by Jere Brown, to waive the public hearing in the matter of application #2016-6-Site Plan Review- Hudson River Valley Resorts.

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

Motion Carried.

MISC: None

CORRESPONDENCE:

- Flyer - New York Planning Federation Summer training registration and course list
- Memo - Mike Dunham, Town of Rosendale Assessor

Motion made by Brandon Walsh, seconded by Joseph Havranek, to adjourn the meeting at 8:52pm

Respectfully Submitted,  
Brisa Casas  
Planning Board Clerk