

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, AUGUST 13TH, 2020
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

***This virtual meeting was held by using a conference system called BlueJeans.**

Chairman Billy Liggan called the meeting to order with the Pledge of Allegiance at 7:09 pm.

ROLL CALL

Billy Liggan, Chairman	Present
Joseph Havranek, Vice Chairman	Present
Jere Brown	Present
John Ivankovic	Excused
Nick Mercurio	Present
Randi Morf	Present
Jim Luckner	Present
Andrew Casey (Alternate)	Excused
Dave Plante, Bergmann Associates Consultant	Present
Brisa Casas, Clerk	Present

There is no representative from the Town Board present.

There is no representative from the Rosendale Environmental Commission present.

MINUTES:

Motion made by Jim Luckner, seconded by Randi Morf, to accept the minutes from July 9th, 2020.

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

Motion carried.

NEW BUSINESS:

Application: #2020-5-Site Plan Review

SBL: 62.16-1-5

Location: 2071 Route 32

Applicant: Catherine Finley and Gavin Anderson

Catherine Finley and Gavin Anderson are present on behalf of this application. The applicants submitted a Site Plan Review application for a proposed acupuncture office on the ground floor and a two-bedroom apartment on the second floor of an existing building on a 0.2-acre parcel located at 2071 Route 32.

The following is discussed about this application:

- The lot currently is used as a single-family residence
- The parcel is within a B-1 Zoning District
- Katie has an acupuncture business on Main Street Rosendale that will be relocated to this property.
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The Bergmann August Memo is reviewed:

- *Single-family residential is a Use Permitted by Right and “acupuncture” is classified as SIC code 8049 and is a use allowed by Site Plan Approval in the B-1 district*
- *The names of all owners of record of the property in question and of all adjacent property and the lot, block and section number of such properties as shown on the Official Town Tax Assessment Maps should be added to the site plan.*
- *The proposed sign may be projecting into the New York State Department of Transportation right-of-way for NYS Route 32. If so, a sign permit is required from the DOT.*
- *Pursuant to §75-19(A)(1)(b) of the Rosendale Town Code, one (1) parking space is required for each 200 square feet of gross office floor area. The proposed office floor area is 915 square feet and as such, the proposed use would require five (5) on-site parking spaces. Additionally, one (1) space is required per each one family dwelling unit, for a total of six (6) on-site parking spaces. The site plan illustrates that the property owner possesses nine (9) parking spaces directly in front of and behind the proposed uses, thereby exceeding the minimum parking requirements for the property.*

Motion made by Nick Mercurio, seconded by Jere Brown, to classify the project as an Unlisted Action pursuant to SEQRA, to declare its intent to serve as SEQRA Lead Agency and to conduct an uncoordinated SEQRA review.

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

Motion carried.

Motion made by Randi Morf, seconded by Jim Luckner, to refer copies of this application to the Rosendale Police Chief, Rosendale Highway Superintendent, Water/Sewer Superintendent, and the Bloomington Fire Department Chief for review and comments.

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

Motion carried.

Motion made by Jere Brown, seconded by Jim Luckner, to refer this application to the Ulster County Planning Department for review and comments.

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

Motion carried.

Motion made by Randi Morf, seconded by Jim Luckner, to waive the public hearing for this application.

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

Motion carried.

Application: #2020-6-Lot Line Adjustment

SBL: 70.1-2-25/70.1-3-32

Location: 1 Dutch Barn Road/Route 213

Applicant: Robert Tully, Ann Tully and Jeannine Tully

Heather Gabriel of Meddenbach & Eggers, is present on behalf of this application.

Motion made by Nick Mercurio, seconded by Randi Morf, to classify this application as a Type II Action pursuant to SEQRA, Part 617.5(c)(12)

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

Motion carried.

Motion made by Jere Brown, seconded by Jim Luckner, to set a Public Hearing for this application to take place at the next planning Board meeting on September 10th 2020 at 7:00pm

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

Motion carried.

MISC:

ADJOURNMENT:

Motion made by Randi Morf, seconded by Jim Luckner, to adjourn at 7:41 pm.

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

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk