

TOWN OF ROSENDALE PLANNING BOARD MINUTES

THURSDAY, DECEMBER 10TH, 2020
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

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

Acting Chair Joseph Havranek 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
Jere Brown	Present
John Ivankovic	Present
Nick Mercurio	Present
Randi Morf	Present
Jim Luckner	Present
Andrew Casey (Alternate)	Excused
Dave Plante, Bergmann Associates Consultant	Present
Brisa Casas, Clerk	Present
Town Board Councilwoman Carrie Wykoff	Present

There is no representative from the Rosendale Environmental Commission present.

MINUTES:

Motion made by Jere Brown, seconded by John Ivankovic, to accept the minutes from October 8th, 2020

Roll Vote: Chairman Billy Liggan – Yes, Acting Chair Joseph Havranek – Yes, Jere Brown – Yes, Nick Mercurio – Yes, John Ivankovic – Yes, Randi Morf – Yes, Jim Luckner – Yes

Motion carried.

NEW BUSINESS:

Application: #2020-8-Minor Subdivision

SBL: 71.1-1-7.210

Location: 97 Coutant Road

Applicant: Estate of Ina Chetta, John DiGregorio as Executor

Carney Rhivevault is present on behalf of this application.

Review of Bergmann Memo Comments:

- *The Applicant is proposing to divide the existing 14.29-acre parcel into “Lot 1” (4.5 acres) and “Lot 2” (9.79 acres).*
- *Both lots are located entirely within the A zoning district with no municipal sewer or water, which requires a minimum lot size of 1.5 acres*
- *It is our understanding that Lot 2 will remain undeveloped and Lot 1 will retain the existing single-family residential home with private water and septic.*
- *The applicant has not provided a Short Environmental Assessment Form (SEAF) as required under the New York State Environmental Quality Review Act (SEQRA). This should be completed and submitted to the Planning Board for review.*
- *It is recommended that a conceptual house and well and septic system on Lot 2 be delineated on the final plat, pursuant to §60-20(A)(3) of the Rosendale Town Code.*
- *It is recommended that the Applicant confirm that the 30-ft side yard set back is met and add the setback lines as physical dashed lines on the final plat.*
- *Copies of the completed deed descriptions for both Lot 1 and Lot 2 should be provided to the Planning Board, pursuant to §6020(C) of the Rosendale Town Code.*
- *When submitted, the Final Plat should be clearly demarcated as the “Final Plat.”*
- *Per the Memorandum of Agreement (MOA) signed between the Rosendale Planning Board and the Ulster County Planning Board, subdivisions of less than five (5) lots where structures and access roads are not located within the 100-year floodplain within 500-feet of an Interstate Highway (I-87) are excluded from County review. Therefore, referral to the Ulster County Planning Board is not required.*

Motion made by Nick Mercurio, seconded by Jim Luckner, to classify the project as an unlisted action, pursuant to SEQRA, Part 617.5(c)(12), to declare its intent to serve as SEQRA lead agency and conduct an uncoordinated SEQRA review.

Roll Vote: Chairman Billy Liggan – Yes, Acting Chair Joseph Havranek – Yes, Jere Brown – Yes, Nick Mercurio – Yes, John Ivankovic – Yes, Randi Morf – Yes, Jim Luckner – Yes

Motion carried.

Motion made by Chairman Billy Liggan, seconded by Randi Morf, to set the public hearing for this application for January 14th 2021 at 7:00pm.

Roll Vote: Chairman Billy Liggan – Yes, Acting Chair Joseph Havranek – Yes, Jere Brown – Yes, Nick Mercurio – Yes, John Ivankovic – Yes, Randi Morf – Yes, Jim Luckner – Yes

Motion carried.

The applicant is asked to address the memo comments and submit a Short Environmental Assessment Form Part 1 and a revised subdivision map.

Application: #2020-9-Minor Subdivision

SBL: 70.4-1-26.148

Location: Eddie Lane

Applicant: Lands of William A. Dietz Irrevocable Trust

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

Review of Bergmann Memo Comments:

- *The Applicant (William A. Dietz Irrevocable Trust) is proposing a minor subdivision of the subject parcel located at Eddie Lane (Tax Parcel ID 70.4-1-26.148). The Applicant is proposing to divide the existing 21.73-acre parcel (Lot 7) into a revised “Lot 7” (4.0 acres) and new “Lot 8” (17.73 acres).*
- *Both lots are located entirely within the A zoning district with no municipal sewer or water, which requires a minimum lot size of 1.5 acres.*
- *It is recommended that a conceptual house and well and septic system on both lots be delineated on the final plat, pursuant to §60-20(A)(3) of the Rosendale Town Code.*
- *A road maintenance agreement was crafted for the previously approved Major Subdivision in 2009 for the private driveways on the parcel. It is recommended that the agreement be revised to include both lots 7 and 8 and provide to the Town for review by Planning board counsel.*
- *Copies of the completed deed descriptions for both Lot 7 and Lot 8 should be provided to the Planning Board, pursuant to §6020(C) of the Rosendale Town Code.*
- *The EAF indicates that the project site is in the vicinity of rare, threatened or endangered bats. The Applicant should confirm whether any tree clearing is proposed. If tree clearing is proposed, it should only be conducted between November 1 and March 31.*
- *When submitted, the Final Plat should be clearly demarcated as the “Final Plat.”*
- *Per the Memorandum of Agreement (MOA) signed between the Rosendale Planning Board and the Ulster County Planning Board, subdivisions of less than five (5) lots where structures and access roads are not located within the 100-year floodplain within 500-feet of a County Road (Springtown Road – Ulster County Rte. 7) are excluded from County review. The Applicant should confirm whether any structures or driveways proposed within the Zone A floodplain before the Rosendale Planning Board can determine whether referral to the Ulster County Planning Board is required.*

Motion made by Randi Morf, seconded by Chairman Billy Liggan, to classify the project as an unlisted action, pursuant to SEQRA, Part 617.5(c)(12), to declare its intent to serve as SEQRA lead agency and conduct an uncoordinated SEQRA review.

Roll Vote: Chairman Billy Liggan – Yes, Acting Chair Joseph Havranek – Yes, Jere Brown –

Yes, Nick Mercurio – Yes, John Ivankovic – Yes, Randi Morf – Yes, Jim Luckner – Yes

Motion carried.

Motion made by John Ivankovic, seconded by Randi Morf, to set the public hearing for this application for January 14th 2021 at 7:00pm.

Roll Vote: Chairman Billy Liggan – Yes, Acting Chair Joseph Havranek – Yes, Jere Brown – Yes, Nick Mercurio – Yes, John Ivankovic – Yes, Randi Morf – Yes, Jim Luckner – Yes

Motion carried.

The applicant is asked to address the memo comments.

MISC:

Chairman Billy Liggan is the recipient of the Levine Community Service Award from the New York Planning Federation.

Barbara Samel and Daniel R. Sullivan are present from the New York Planning Federation to present him the award.

Press Release - Barbara Samel, Executive Director
December 9, 2020

Billy Liggan, Chair of the Town of Rosendale Planning Board Awarded the New York Planning Federation's Levine Community Service Award

Each year, the New York Planning Federation (NYPF) celebrates outstanding achievements and excellence in the fields of planning, zoning and land use practice in New York State. The Levine Award is presented to an appointed member of a municipal board or committee who has done an outstanding job for his/her community and/or the NYPF. The award will be presented at a virtual ceremony on December 10, 2020.

This year's award goes to **Billy Liggan, Chair of the Town of Rosendale Planning Board** in Ulster County. Billy has served on the Rosendale Planning Board for 19 years and became Chair in 2003, serving in that capacity for 17 years. Billy has a respectful manner in dealing with applicants who appear before the Board, and his historic knowledge of the town has been of tremendous value to the Planning Board. However, in addition to his service on the Planning Board, Billy has contributed volunteer efforts to numerous other organizations and events in Rosendale, including the Rosendale Street Festival Committee, the Rosendale Pickle Festival Committee, the local Farmers Market, and the Rosendale Chamber of Commerce to name a few. According to

Jeanne Walsh, Town Supervisor, Billy “deserves to be recognized as an outstanding member of our community,” ...and that ... “Anytime there is a project that needs someone to help with the planning, organizing, fund raising, delivery and clean up, it’s Billy who shows up to do the work.” We offer our congratulations to Billy for his ongoing contributions in the Town of Rosendale. The New York Planning Federation would like to congratulate Billy Liggan for his hard work and commitment to improving the lives of the residents of Rosendale and Ulster County.

NEW YORK PLANNING FEDERATION is a non-profit membership organization established in 1937. Our mission is to promote sound planning and zoning practice throughout New York State. Membership, which currently includes nearly 5,000 individuals, is open to anyone supporting this mission. Membership categories include municipalities, counties, public organizations, private businesses, individuals, and libraries.

Billy gives an acceptance speech, thanking his family, friends, Town Board members, Planning Board members, Dave Plante, the New York Planning Federation and members of the community.

- The board reviews the proposed 2021 Organizational Items.

December 10th 2021

Organizational Items for the 2021 Rosendale Planning Board

1. Chairman of the Planning Board – Billy Liggan
2. Planning Board Vice Chairman - Joseph Havranek
3. Alternate Planning Board Members: Andrew Casey (First Alternate)
4. Planning Board Clerk – Brisa Casas
5. Planning Board Attorney - Marylou Christiana
6. Consultant to the Planning Board - David Plante, Bergmann Associates
7. Bergmann 2021 Contract
8. Planning Board Meetings Time and Location - 7:00pm on the second Thursday of each month, Rondout Municipal Center 1915 Lucas Ave Cottekill NY 12419, Room M-1
9. Planning Board Newspaper – Daily Freeman

Motion made by Chairman Billy Liggan, seconded by John Ivankovic, to accept and recommend the proposed 2021 Organizational Items.

Roll Vote: Chairman Billy Liggan – Yes, Acting Chair Joseph Havranek – Yes, Jere Brown – Yes, Nick Mercurio – Yes, John Ivankovic – Yes, Randi Morf – Yes, Jim Luckner – Yes

Motion carried.

- The board reviews the current Planning Board Fee Schedule and has a discussion about updating the fees. They recommend a 10% increase for most of the application fees and a 20% increase for Major Subdivision fees of 6 lots or more.

Planning Board 2021 Proposed Fee Schedule Update

Pre-Application Workshop Review - \$ 0.00

Application Submission Fee - \$220.00

Special Use Permit

\$275.00

+ \$75.00 per dwelling or 1000 sq ft of floor space

+ Cost of mailing for Public Hearing and Publication

Site Plan Review

New Structure

\$440.00

+ \$150.00 per dwelling or 1000 sq ft of floor space

+ Cost of mailing for Public Hearing and Publication

Existing Structure

\$330.00

+ \$100.00 per dwelling or 1000 sq ft of floor space

+ Cost of mailing for Public Hearing and Publication

Lot Line Adjustment

\$220.00

+ Cost of mailing for Public Hearing and Publication

Minor Subdivision (1-2 Lots)

\$330.00

+ \$75.00 per new lot

+ Recreation Fees as determined by chart below *

+ Cost of mailing for Public Hearing and Publication

Major Subdivision (3-5 Lots)

\$550.00

+ \$100.00 per new lot

+ Recreation Fees as determined by chart below *

+ Cost of mailing for Public Hearing and Publication

Major Subdivision (6-9 Lots)

\$600.00

+ \$240.00 per new lot

+ Recreation Fees as determined by chart

+ Cost of mailing for Public Hearing and Publication

Major Subdivision (10 + Plus Lots)

\$600.00

+ \$360.00 per new lot

+ Recreation Fees as determined by chart *

+ Cost of mailing for Public Hearing and Publication

***Recreation Fee Schedule for Subdivisions**

<u>For Each Lot Of:</u>	<u>Fee Per Lot</u>
10 or more acres	\$ 50.00
7.5- 9.99	\$ 75.00
5.0- 7.49	\$100.00
4.0-4.99	\$150.00
3.0-3.99	\$200.00
2.0-2.99	\$250.00
1.0-1.99	\$300.00
0.5-0.99	\$350.00
Less than 0.5	\$400.00

Motion made by Acting Chair Joseph Havranek, seconded by Chairman Billy Liggan, to recommend the proposed 2021 Planning Board Fee Schedule as amended.

Roll Vote: Chairman Billy Liggan – Yes, Acting Chair Joseph Havranek – Yes, Jere Brown – Yes, Nick Mercurio – Yes, John Ivankovic – No, Randi Morf – Yes, Jim Luckner – Yes

Yes – 6

No – 1

Motion carried.

Motion made by John Ivankovic, seconded by Jere Brown, to recommend a committee is created to review future revisions to the Planning Board Fee Schedule.

Roll Vote: Chairman Billy Liggan – Yes, Acting Chair Joseph Havranek – Yes, Jere Brown – Yes, Nick Mercurio – Yes, John Ivankovic – Yes, Randi Morf – Yes, Jim Luckner – Yes

Motion carried.

Motion made by Jere Brown, seconded by Randi Morf, to recommend the 2021 revised Planning

Board Fee Schedule is reviewed again in 6 months.

Roll Vote: Chairman Billy Liggan – Yes, Acting Chair Joseph Havranek – Yes, Jere Brown – Yes, Nick Mercurio – Yes, John Ivankovic – Yes, Randi Morf – Yes, Jim Luckner – Yes

Motion carried.

ADJOURNMENT:

Motion made by Acting Chair Joseph Havranek, seconded by John Ivankovic, to adjourn at 9:12 pm.

Roll Vote: Chairman Billy Liggan – Yes, Acting Chair Joseph Havranek – Yes, Jere Brown – Yes, John Ivankovic – Yes, Nick Mercurio – Yes, Randi Morf – Yes, Jim Luckner – Yes

Motion carried

Respectfully submitted,
Brisa Casas
Planning Board Clerk