

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, JANUARY 14TH, 2021
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Chairman Billy Liggan called the meeting to order with the Pledge of Allegiance at 7:01 pm.

ROLL CALL

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

There is no representative from the Rosendale Environmental Commission.

MINUTES:

Motion made by Jere Brown, seconded by Vice Chairman Joseph Havranek, to accept the minutes from December 10th, 2020

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

Motion carried.

PUBLIC HEARING:

Application: #2020-9-Minor Subdivision

SBL: 70.4-1-26.148

Location: Eddie Lane

Applicant: Lands of William A. Dietz Irrevocable Trust

Bill Eggers of Meddenbach & Eggers is present on behalf of this application.

Chairman Billy Liggan reads out loud, reviews and deliberates with the board Part II & Part III of the Environmental Assessment Form (EAF)

Motion made by Vice Chairman Joseph Havranek, seconded by John Ivankovic, for a negative declaration of SEQRA determination of significance.

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

Motion carried.

Motion made by John Ivankovic, seconded by Nick Mercurio, to open the public hearing at 7:11pm.

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

Motion carried.

Public Comments:

David Daub – He asks to see the proposed plat so he can clarify what is being done.

Judith & howard Yarme – They ask where on the shale pit is on the map in reference to the new lot. -- It appears to be closer to Lot 8.

Q: Will both lots be developed?

A: (Bill Eggers) – There is only a house proposed to be built on Lot 7 right now. In the future they may develop Lot 8 but for now Lot 8 will remain undeveloped.

Motion made by John Ivankovic, seconded by Jere Brown, to close the public hearing at 7:28pm.

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

Motion carried.

Motion made by Vice Chairman Joseph Havranek, seconded by Jim Luckner, to approve application # 2020-9-Minor Subdivision with the following conditions:

1. All fees are paid in full
2. Any/all tree clearing is done in compliance with DEC regulations
3. The Rosendale Town Attorney reviews and approves the Road Maintenance Agreement
4. At least (4) paper copies and (1) Mylar copy of the Final Plat is submitted for signatures
5. Copies of the deed description are submitted to the Planning Board after filed.

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

Motion carried.

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 not present.

Chairman Billy Liggan reads out loud, reviews and deliberates with the board Part II & Part III of the Environmental Assessment Form (EAF)

Motion made by Vice Chairman Joseph Havranek, seconded by John Ivankovic, for a negative declaration of SEQRA determination of significance.

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

Motion carried.

Motion made by Chairman Billy Liggan, seconded by Nick Mercurio, to open the public hearing at 7:36pm.

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

Motion carried.

- No public comments.

Motion made by John Ivankovic, seconded by Jere Brown, to keep the public hearing open until February 11th 2021.

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

Motion carried.

MISC:

- Workshop discussion with Mike and Taryn Magaletta about a potential bakery at 735 Springtown Road. The board quickly reviews some code regarding the proposed use.
- UCPB Info
 - Glamping
 - Wallkill Valley Rail Trail improvements
 - Ashokan Trail
 - Kingstonian Project
 - Bearsville – Bread Alone proposed business expansion

ADJOURNMENT:

Motion made by Vice Chairman Joseph Havranek, seconded by John Ivankovic, to adjourn at 8:02 pm.

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

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk