

TOWN OF ROSENDALE PLANNING BOARD

DRAFT MINUTES

THURSDAY, OCTOBER 8TH, 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 7:04 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
Brisa Casas, Clerk	Present
Rosendale 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 September 10th, 2020

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

Motion carried.

NEW BUSINESS:

Application: #2020-7-Lot Line Adjustment

SBL: 63.9-3-13, 63.9-3-14, 63.9-3-15

Location: 1036 Creeklocks Rd/1040 Creeklocks Rd

Applicant: Lands of Judith Green & Lands of Colette Ruoff

Bill Eggers of Meddenbach & Eggers, Abbie Green and Dana Gagnon are present on behalf of this application.

Mr. Eggers screen shares the proposed plat and explains where the lot line adjustments will occur between the parcels. The overall goal and result of the lot line adjustment will allow both of the parcels legal access to the creek.

The board reviews the Bergmann October Memo

- *Ms. Green currently owns a 0.17± acre parcel (Lot 14) and a 2.07 acre parcel (Lot 15) along Creek Locks Road. Ms. Ruoff owns the adjacent 1.24± acre parcel to the east (Lot 13). Ms. Green is conveying 0.24 ac from Lot 15 to Lot 14, and also conveying 0.03 ac from Lot 15 to the Lot 13 parcel owned by Ms. Ruoff. As a result, Lot 14 will increase to 0.41 ac, Lots 15 will decrease to 1.80 ac and Lot 13 will increase to 1.27 ac.*
- *Access to all parcels is provided directly off of Creek Locks Road. The parcels are located in the R-1 zoning district (no sewer or water), which requires a minimum lot size of 1.0 acres. As such, Lots 13 and 15 will continue to conform with the minimum lot area as a result of the proposed lot line adjustment, and Lot 14, while still undersized, will be brought into greater conformance with the minimum lot size requirements as a result of the lot line adjustment.*
- *Per the Memorandum of Agreement (MOA) signed between the Rosendale Planning Board and the Ulster County Planning Board, lot-line adjustments have been excluded from County review. Therefore, referral to the Ulster County Planning Board is not required.*
- *The lot-line adjustment will not result in a net transfer of land (0.27 acres) that exceeds the minimum required lot area thresholds for the R-1 zoning district, pursuant to §60-8.1(A) of the Rosendale Town Code. Therefore, a public hearing for the proposed lot-line adjustment can be waived by the Board.*

Motion made by Vice Chairman Joseph Havranek, seconded by Jere Brown, to waive the public hearing for this application, pursuant to §60-8.1(A) of the Town of Rosendale Code.

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

Motion carried.

Motion made by Vice Chairman Joseph Havranek, seconded by John Ivankovic, to classify the project 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, John Ivankovic – Yes

Motion carried.

Motion made by Jere Brown, seconded by John Ivankovic, to approve this application with the following conditions:

1. Final Plat is clearly labeled, (1) mylar & (4) paper copies of the Final Plat are submitted for signatures
2. Updated deeds are filed with the Final Plats and a copy is submitted to the Planning Board.
3. All fees are paid in full.

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

Motion carried.

MISC:

- Ulster County Planning Board - Marbletown Solar Project, Romeo Kia on Scwenk Ave is moving to its new location
- Representatives to the Ulster County Planning Board re-appointment is required for 2021 Jere Brown (Rep) and John Ivankovic (Alternate Rep)
- Webinar Training available from the New York Planning Federation
- New York Planning Federation – Dave Plante informs the board that Chairman Billy Liggan will be receiving the Levine Community Service Award. This award is appointed to a member of a municipal board or committee who has done an outstanding job for his community and/or the NYPF.

ADJOURNMENT:

Motion made by Nick Mercurio, seconded by Vice Chairman Joseph Havranek, to adjourn at 7:24 pm.

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

Motion carried

Respectfully submitted,
Brisa Casas
Planning Board Clerk