

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, APRIL 11TH, 2024
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Chair Billy Liggan, called the meeting to order with the Pledge of Allegiance at 7:04pm.

ROLL CALL

Billy Liggan, Chairman	Excused
Jim Luckner, Vice Chairman	Present
Jere Brown	Present
John Hughes	Present
John Ivankovic	Excused
Nick Mercurio	Present
Randi Morf	Excused
Marc Cassidy, Alternate Board Member	Present
David Plante, Town of Rosendale Planner	Present via video conference
Councilmember Carrie Wykoff, Town Board Liaison	Present
Brisa Casas, Planning Board Clerk	Present

There is no representative present from the Rosendale Environmental Commission.

Vice Chairman Jim Luckner serves as acting chair for the meeting.

MINUTES:

Motion made by Jere Brown, seconded by John Hughes to accept the minutes from March 14th, 2024 with the following amendment:

Page 3, Line 6– Correction “1,760”

Roll Vote: Acting Chairman Jim Luckner – Yes, Jere Brown – Yes, Marc Cassidy – Yes, John Hughes – Yes, Nick Mercurio – Yes

Motion carried.

PUBLIC HEARING:

Application: #2024-2-Site Plan Review

SBL: 70.8-5-5

Location: 1 Madeline Lane

Applicant Name(s): The Muse (Representatives Carine Elen and Susan Wile)

Carine Elen sent an email requesting a postponement of the public hearing for this application.

Motion made by Marc Cassidy, seconded by John Hughes to postpone the public hearing for application #2024-2-Site Plan Review-The Muse until May 9th 2024, pursuant to the applicants request for the postponement.

Roll Vote: Acting Chairman Jim Luckner – Yes, Jere Brown – Yes, Marc Cassidy – Yes, John Hughes – Yes, Nick Mercurio – Yes

Motion carried.

Application: #2024-3-Major Subdivision

SBL: 70.2-1-37.100

Location: 617 Route 213

Applicant Name(s): Lands of Liam Purvis

Patti Brooks and Liam Purvis sent an email requesting a postponement of the public hearing for this application.

Motion made by Nick Mercurio, seconded by Jere Brown to postpone the public hearing for application #2024-3-Major Subdivision-617 Route 213 until May 9th 2024, pursuant to the applicants request for the postponement.

Roll Vote: Acting Chairman Jim Luckner – Yes, Jere Brown – Yes, Marc Cassidy – Yes, John Hughes – Yes, Nick Mercurio – Yes

Motion carried.

OLD BUSINESS:

Application: #2024-1-Special Use Permit

SBL: 70.1-2-32

Location: 56 Bruceville Road

Applicant Name(s): Camp Menucha (Representatives John Fuller and Harry Miltz)

John Fuller and Harry Miltz are present on behalf of this application.

The following is discussed about this application:

- An email of written comments was received and reviewed by the board.
- The referral to the Town of Marbletown for notice of the public hearing was not sent. The Planning Board would like to wait for the referral to be completed and review any comments they submit about the proposed application.
- The Ulster County Planning Board referral response was received, their response was “No County Impact”.
- All of Rosendale Planner Dave Plante’s Memo comments have been addressed by the applicant.
- The applicant provided cut sheets for the lighting, it was reviewed by Rosendale Planner Dave Plante. The lighting meets the requirements of Dark Sky Compliant Lighting for this proposed building.
- At the last Planning Board meeting in March a public hearing was held. Mr. Miltz told the public present at the meeting he was willing to meet with them to discuss any issues/concerns/questions they may have regarding the camp. He offered to share his direct phone number for them to follow up with him at their convenience. Acting Chair Jim Luckner asked Mr. Miltz if he met with any of the neighbors with concerns after the last meeting. Mr. Miltz responded that he was not contacted by any of the neighbors after the meeting.

PRE-APP WORKSHOP:

1. Peter Oellers & Daniel Malpica are present. They are interested in opening a Café at 424 Main Street. They are anticipating submissions for the next planning board meeting in April and the purchase of this parcel.
2. Shaul and Dave Betesh are present. He is interested in purchasing a parcel and in the future possibly doing a subdivision of the land.

ADJOURNMENT:

Motion made by Jere Brown, seconded by Marc Cassidy, to adjourn at 8:43pm.

Roll Vote: Acting Chairman Jim Luckner – Yes, Jere Brown – Yes, Marc Cassidy – Yes, John

Hughes – Yes, Nick Mercurio – Yes

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk