

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, AUGUST 8TH, 2024
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Chair Billy Liggan, called the meeting to order with the Pledge of Allegiance at 7:08pm.

Moment of silence for Mr. Robert “Bob” Ryan, 65, of Tillson. Bob was a proud Veteran and a member of the American Legion and VFW. His dedication to service extended to the community of Rosendale when he served as a Town Board member. Bob passed away peacefully with his family by his side on August 7, 2024

ROLL CALL

Billy Liggan, Chairman	Present
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	Excused
Brisa Casas, Planning Board Clerk	Present

There is no representative present from the Rosendale Environmental Commission.

MINUTES:

Motion made by Nick Mercurio, seconded by John Hughes to accept the minutes from July 11th, 2024 with the following amendment:

- Page 3, Line 16 – Remove Jere Brown from motion, correct name is John Hughes

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

Motion carried.

OLD BUSINESS:

Application: #2024-7-Special Use Permit and #2024-8-Site Plan Review

Project Name: Royal Blend Dispensary

SBL: 62.16-2-19

Location: 2223 Route 32

Applicant: Ed Parker

Ed Parker is present on behalf of this application.

The board reviews the Ulster County Planning Board's referral comments:

- Access and Landscaping - New York State Department Of Transportation approval needed
- Lighting – All luminaries are required to be LED and will need to meet the “fully shielded” definition adopted by the International Dark-Sky Association (IDSA) or be an approved fixture of IDSA with a cut sheet provided.
- Signage – A rendering needs to be provided to the Planning Board for review

The Planning Board and the applicant discuss the following:

- Lighting – New Lighting Cut Sheets were provided by Mr. Parker and reviewed by Rosendale Planner, Dave Plante.
- Landscaping – Information is still needed on the details of the proposed landscaping
- New York State Department of Transportation approval for access and landscaping – Peak Engineering is helping Mr. Parker. They have been in direct contact with the NYSDOT local office and are actively working to get their approval. A proposed plan has been provided for Planning Board review.
- Signage – A rendering of the proposed signage was submitted for review. The applicant is advised to obtain a Sign Permit from the Rosendale Building Department.

Motion made by John Hughes, seconded by Marc Cassidy, to reply to the Ulster County Planning Board's referral comments that the recommendation comments were accepted and addressed by the applicant.

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

Motion carried.

Motion made by Jere Brown, seconded by Marc Cassidy, to approve application #2024-7-Special Use Permit and #2024-8-Site Plan Review with the following conditions:

1. The issuance of necessary permits for the commercial driveway by NYSDOT for the project, and that copies of all permits are provided to the Town Planning Department for review and filing
2. That a landscaping plan be provided for the review and approval of the Rosendale Town Planner
3. All fee's are paid in full.

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

Motion carried.

NEW BUSINESS:

Application: #2024-10-Special Use Permit and Site Plan Amendment-Lift Café and Juice Bar
SBL: 62.82-5-6

Location: 424 Main Street

Applicant Name(s): Peter Oellers & Daniel Malpica

Peter Oellers & Daniel Malpica are present on behalf of this application. This application

The following is discussed:

- This applicant was previously reviewed and approved to open a Café & Juice Bar. They would like to add community development activities to their business. They would like to offer kids events, classes/workshops, art events (gallery) and private rental. They are also requesting to amend the hours of business operation to 6am-9pm and add outdoor lighting to the signage.

Motion made by by Nick Mercurio, seconded by Vice Chairman Jim Luckner, to classify the project as an “Unlisted Action” pursuant to the New York State Environmental Quality Review Act (SEQRA - 6NYCRR § 617) and declare its intent to act as SEQRA Lead Agency for this project and to conduct an uncoordinated SEQRA review.

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

Motion carried.

Motion made by Jere Brown, seconded by John Hughes, to set a public hearing for application #2024-10 for September 12th 2024.

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

Motion carried.

CORRESPONDENCE:

Review of Zoning Board of Appeals Application Referrals:

ZBA Application #2024-3-Area Variance-136 Bruceville Road-Maria Reidelbach

Chairman Billy Liggan recuses himself from this application review.

Maria Reidelbach would like to renovate an existing garage on her parcel and turn it into an accessory dwelling unit.

Motion made by Jere Brown, seconded by Marc Cassidy, to recommend the approval of application #2024-3-Area Variance–136 Bruceville Road to the Zoning Board of Appeals.

Roll Vote: Chairman Billy Liggan – Recuse, Vice Chairman Jim Luckner – Yes, Jere Brown – Yes, Marc Cassidy – Yes, John Hughes – Yes, Nick Mercurio– Yes

Roll Vote: Yes – 5, No – 0, Recuse – 1

Motion carried.

ZBA Application #2024-4-Use Variance-316 Main Street-Anissa Kapsales

Marc Cassidy recuses himself from this application review.

Anissa Kapsales is present on behalf of her application. She would like to renovate an existing outbuilding on her parcel and turn it into an accessory dwelling unit.

Motion made by Jere Brown, seconded by Vice Chairman Jim Luckner, to recommend the approval of application #2024-4-Use Variance-316 Main to the Zoning Board of Appeals.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, Jere Brown – Yes, Marc Cassidy – Recuse, John Hughes – Yes, Nick Mercurio– Yes

Roll Vote: Yes – 5, No – 0, Recuse – 1

Motion carried.

MISC:

Planning Board Member Jere Brown gives the board information about projects reviewed in front of the Ulster County Planning Board:

- A new Cannabis Dispensary was approved on the five corners of Greenkill Avenue, Route 32, Fair Street and South Wall Street Wall Street in Kingston
- Wiltwyck Spirits Company was approved on the Corner of Greenkill Avenue and Wilbur Avenue in Kingston
- Information available regarding Warehouse Code for municipalities

Motion made by Marc Cassidy, seconded by Vice Chairman Jim Luckner, to recommend the Town Board review and update the Town of Rosendale Comprehensive Plan.

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

Motion carried.

ADJOURNMENT:

Motion made by Jere Brown, seconded by Chairman Billy Liggan, to adjourn at 8:39pm.

Roll Vote: Chairman Billy Liggan – Yes, Vice 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