

TOWN OF ROSENDALE PLANNING BOARD MINUTES

THURSDAY, DECEMBER 12TH, 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.

ROLL CALL

Billy Liggan, Chairman	Present
Jim Luckner, Vice Chairman	Present
Jere Brown	Present
John Hughes	Present
John Ivankovic	Present
Nick Mercurio	Present
Randi Morf	Excused
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.

MINUTES:

Motion made by John Ivankovic, seconded by Vice Chairman Jim Luckner to accept the minutes from November 14th 2024.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Nick Mercurio– Yes, Jere Brown- Abstain

Roll Vote: Yes-5, No-0, Abstain-1

Motion carried.

PUBLIC HEARING:

Application: #2024-12- Special Use Permit- Lands of Eddyville Corp.

SBL: 55.4-3-13

Location: Off Route 32 and Dewitt Mills Rd

Applicant Name(s): Mike Gans and Lynn

Mike and Lynn are present on behalf of this application.

The board discusses the project, 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 John Hughes, seconded by Jere Brown, for a negative declaration of SEQRA determination of significance.

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

Motion carried.

Motion made by John Ivankovic, seconded by Vice Chairman Jim Luckner, to open the public hearing at 7:26pm.

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

Motion carried.

Chairman Billy Liggan confirms with Town of Rosendale Planner, Dave Plante that all his memo comments were addressed regarding this application.

The applicant also had to apply for permits with the Town of Ulster for the logging portion of the project on the parcel located in the Town of Ulster.

This parcel is located within two towns therefore they are also currently going through a review and approval process with the Town of Ulster for the logging that will take place in their jurisdiction. Mike and Lynn inform the board they received their approvals from the Town of Ulster and started working on the land located in Town of Ulster.

The only road they will be using to enter/exit is “Blacks Road” located in the Town of Ulster. No Town of Rosendale roads are proposed to be used for this logging project. The applicant, Mike Gans, confirms that only “Blacks Road” will be used, no other access point is feasible with the terrain.

Highway Superintendent Bob Gallagher email response: Superintendent Gallagher reviewed the project and determined that the applicant is not required to bond with the Town of Rosendale for

the proposed logging because no Town of Rosendale roads are being used for this project.

Public Comment:

Neighbor #1: He asks about the project location.

Mike shows him the project Site Map and where the logging will occur on the parcel.

He remembers a logging being done on the same parcel many years ago. Will they have to cut in new roads for the proposed logging?

Mike responds that creating roads for this logging project is not necessary because there are currently multiple “roads” throughout the property that appear to be used for ATV’s/dirt bikes.

Neighbor #2: They discuss the location of the logging site in relation to his residence. He asks what kind of trees are being removed?

Mike informs him its mostly hemlock, pine, oak removal.

Neighbor #3: He asks if the logging will be near the “stream/natural spring” on the parcel. They review the project site map and he points out where the stream is located.

Mike explains that the area is not ideal terrain for logging and the trees in that location are not optimal.

Motion made by Jere Brown, seconded by John Ivankovic, to close the public hearing at 7:41pm.

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

Motion carried.

Motion made by Nick Mercurio, seconded by Vice Chairman Jim Luckner, to approve application #2024-12-Special Use Permit for Logging with the following conditions:

1. Logging hours of operation are set from 8:00am-7:00pm.
2. The negative declaration of SEQRA determination of significance is filed with the Town of Rosendale and with the Department of Environmental Conservation.
3. All fee’s are paid in full.

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

Motion carried.

OLD BUSINESS:

Application: #2024-11- Site Plan Review (ADU)

SBL: 70.9-2-6

Location: 136 Bruceville Road

Applicant Name(s): Maria Reidelbach and Michael McDonough

Maria Reidelbach is not present to represent this application.

Mrs. Reidelbach wants to convert a space in her existing garage into an accessory dwelling unit. She did not meet the required setbacks from her front property line, therefore she applied to the Zoning Board of Appeals for an Area Variance.

She was granted the Area Variance (ZBA Resolution #3 of 2024)

The board discusses the project, 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 Jim Luckner, seconded by John Hughes, for a negative declaration of SEQRA determination of significance.

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

Motion carried.

Motion made by John Ivankovic, seconded by Jere Brown, to approve application #2024-11-Site Plan Review for an Accessory Dwelling Unit with the following conditions:

1. A building permit is obtained from the Rosendale Building Department for the renovation.
2. All fee's are paid in full.

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

Motion carried.

NEW BUSINESS:

Application: #2024-13- Lot Line Adjustment

SBL: 62.2-10,62.2-2-12,62.1-4-17,62.1-4-19

Location: Tyler Lane and Lucas Ave

Applicant Name(s): Lands of Tyler and Lands of Exman

Bill Eggers is present on behalf of this application.

The board reviews the map, and Mr. Eggers explains the land is currently arranged awkwardly between these neighboring (4) parcels. However, this proposed lot line adjustment will clean up the property lines while also allowing one parcel road access and another parcel more land access. There will be no visual change to the parcels.

Motion made by John Ivankovic, seconded by Vice Chairman Jim Luckner, 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 Jim Luckner – Yes, Jere Brown – Yes, John Hughes – Yes, John Ivankovic – Yes, Nick Mercurio– Yes,

Motion carried.

Motion made by John Ivankovic, seconded by John Hughes, to waive the public hearing for this application.

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

Motion carried.

Motion made by Nick Mercurio, seconded by Vice Chairman Jim Luckner, to approve application #2024-13-Lot Line Adjustment with the following conditions:

1. Final Plats are revised and clearly labeled, (1) mylar and at least (4) paper copies of the Final Plat are submitted for Planning Board signatures.
2. Copies of the deeds are filed with the Rosendale Planning Board after they are filed with Ulster County Clerks Department.
3. All fee's are paid in full.

Application: #2024-14- Minor Subdivision

SBL: 70.2-2-24.112

Location: 26 Tillson Road

Applicant Name(s): Stephen and Robert Petras

Bob Petras is present to represent this application.

Mr. Petras would like to subdivide his +-77 acres land to create a 2.6 acre lot for proposed residential use. Mr. Petras informs the board that the remaining parcel of approximately +-74 acreage will continue to be used for his agricultural farming and residence.

The driveway will have a right of way deeded for use.

Motion made by John Ivankovic, 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, John Hughes – Yes, John Ivankovic – Yes, Nick Mercurio– Yes,

Motion carried.

Motion made by John Ivankovic, seconded by Vice Chairman Jim Luckner, to refer this public hearing notice to the Town of Esopus.

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

Motion carried.

Motion made by Nick Mercurio, seconded by John Hughes, to set the public hearing for this application on January 9th 2025 at 7:00pm.

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

Motion carried.

Motion made by John Ivankovic, seconded by Nick Mercurio, to refer this application to the Ulster County Planning Board for review and comments.

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

Motion carried.

MISC:

Motion made by Nick Mercurio, seconded by Vice Chairman Jim Luckner, to recommend Jere Brown as the primary representative to the Ulster County Planning Board and John Ivankovic as the alternate representative to the Ulster County Planning Board.

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

Motion carried.

Motion made by John Hughes, seconded by Jere Brown, to recommend Billy Liggan serve as Chairman to the Rosendale Planning Board and Jim Luckner serve as Vice Chairman to the Rosendale Planning Board.

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

Motion carried.

ADJOURNMENT:

Motion made by John Ivankovic seconded by Chairman Billy Liggan, to adjourn at 8:31pm.

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

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk