

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, FEBRUARY 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 7:07pm.

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	Present
Marc Cassidy, Alternate Board Member	Present
David Plante, Town of Rosendale Planner	Present
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 Jere Brown, seconded by Vice Chairman Jim Luckner to accept the minutes from December 14th, 2023, with the following amendment:

- Correction on the Roll Call, change title of “*Councilwoman*” to “*Councilmember*”

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

Motion carried.

NEW BUSINESS:

Application: #2024-1-Special Use Permit

SBL: 70.1-2-32

Location: 56 Bruceville Road

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

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

The following is discussed about the application:

- The applicant is proposing the replacement of a fire damaged demolished cabin E7/E8.
- The proposed building includes an expansion of the cabin footprint for handicapped accessibility.
- Mr. Fuller informs the board that the ground disturbance will be minimal because the original footprint will be utilized.
- There is a proposed expansion of the new building of 4 feet set on piers.
- The proposed building will have a basement for storage.
- The previous building was approximately 11.3 ft off the property line.
- This parcel is pre-existing non-conforming.
- Mr. Fuller clarifies that the proposed 4-foot expansion will be located on the interior of the parcel, the footprint will not be expanded towards the existing parcel property line.
- The staff member to camper ratio they maintain is 1 vs. 1
- The proposed building will be used for campers and staff.
- Mr. Fuller will revise the Site Plan to address the Town of Rosendale Planner, Dave Plante's Memo Comments.

Town of Rosendale Planner, Dave Plante Memo Comments:

- *The provided site plan illustrates the location of the proposed replacement building generally within the same footprint of the former structure. The setback of the former structure from the rear property line is unknown and is not delineated on the previously approved plans. The proposed replacement structure will be set back from the side property line by 11.3 feet. The side yard setback in the R-1 zoning district is 20 feet, regardless of sewer or water. As such, the former structure and the proposed structure would be considered non-conforming with respect to bulk/side yard setbacks. The proposed 4-foot expansion of the non-conforming building is not shown on the site plan and as such, it cannot be determined whether the 4-foot expansion is occurring outside for the 20-foot setback, or if the building will be getting closer to the property line at 11.3 feet. The Applicant should clarify what the former building's setback to the side property line was in order to help determine whether an area variance from the Rosendale Zoning Board of Appeals may be required.*
- *The new building is proposed to be located 13.8 feet from a septic absorption field. Appendix 75-a of the New York State Department of Health regulations requires that septic absorption fields be twenty (20) feet from dwellings. It is recommended that the*

Applicant increase the separation distance between the building and the absorption field, or, if this is deemed impractical, obtain a waiver from the Town of Rosendale Code Enforcement Officer.

- *It is recommended that the Applicant add the location of proposed erosion & sediment controls to the site plan for the ground disturbance proposed for the reconstruction of the building.*
- *It is recommended that additional detail be provided regarding how rainwater/stormwater runoff will be directed from the proposed building (i.e. gutters and dry well, drip off roof onto gravel, etc.). Details regarding how stormwater runoff will be directed should be added to the plan view (sheet 1) and building detail (sheet 3) of the site plan set.*
- *Outdoor sinks are illustrated on the plan view of the proposed building on sheet 3 of the site plan but are not illustrated in the front elevation view on the same page. The Applicant should clarify why this was omitted and, if the Planning Board deems it appropriate, request that these be added to the elevation view on sheet 3.*

Motion made by Randi Morf, 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, Randi Morf – Yes

Motion carried.

Motion made by Jere Brown, seconded by Randi Morf, to set the public hearing for application #2024-1-Special Use Permit-Camp Menucha to take place on March 14th 2024 at 7:00pm.

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

Motion made by Vice Chairman Jim Luckner, seconded by Nick Mercurio, to refer this application to the Ulster County Planning Board and to the Town of Marbletown Planning Board for review and comments.

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

Motion carried

MISC :

2024 Planning Board Organizational Items:

- 1) Chairman of the Planning Board – Billy Liggan
- 2) Planning Board Vice Chairman – Jim Luckner
- 3) Planning Board Member (7 Year Term) – Billy Liggan
- 4) Marc Cassidy, Alternate Planning Board Member (1 Year Term)
- 5) Planning Board Clerk – Brisa Casas
- 6) Planning Board Attorney - Marylou Christiana
- 7) Town of Rosendale Planner, Consultant to the Planning Board - David Plante
- 8) Planning Board Meetings Time and Location - 7:00pm on the second Thursday of each month, Rondout Municipal Center 1915 Lucas Ave Cottekill NY 12419, Room M-1
- 9) Planning Board Newspaper – Daily Freeman
- 10) Ulster County Planning Board Representative – Jere Brown and John Ivankovic

Motion made by Vice Chairman Jim Luckner, seconded by John Hughes, to accept the 2024 Planning Board Organizational Items as presented.

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

Motion carried.

Ulster County Planning Board Information:

Ulster County Planning Board Representative Jere Brown informs the board about projects being reviewed before the Ulster County Planning Board:

- The Town of Rosendale proposed Cannabis, Accessory Dwelling Unit and Short-Term Rental laws were reviewed. They were very happy with the Cannabis law and the Accessory Dwelling Unit law; However, they had some comments about the Short-Term Rental law.
- The County is offering a solar mapping tool training to help municipalities identify locations within their town that would be suitable for solar projects.
- Training is available for Implementing Utilities for Communities.
- Highland (Town of Lloyd) – A proposed 166 lot subdivision development on 520 acres of land near Upper North Road.
- Plattekill – They banned race courses/drag race courses/etc. They will only allow the pre-

- existing race courses to continue under the new law.
- Williams Lake Project – They submitted to the DEC for permits to excavate the lake bed, add sand to the beach area, modify the existing dock and add a seasonal floating dock to the lake.

 - Councilmember Carrie Wykoff, informs the board that the Cannabis Law, the Accessory Dwelling Unit Law and the Short-Term Rental law were not adopted at the last Town Board meeting. The Rosendale Town Board chose to leave the public hearing open and there are still public comments being submitted for them.

 - Town of Rosendale Planner, David Plante, informs the board that Governor Hotchul recently declared 20 New York municipalities as Pro-Housing Communities, they will receive higher priority for certain state grants intended to revitalize communities and related funding for local housing projects to address the statewide shortage.

ADJOURNMENT:

Motion made by Randi Morf, seconded by John Hughes, to adjourn at 8:19pm.

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

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk