

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, JULY 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 7:06pm.

ROLL CALL

Billy Liggan, Chairman	Present
Jim Luckner, Vice Chairman	Present
Jere Brown	Excused
John Hughes	Present
John Ivankovic	Present
Nick Mercurio	Excused
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 John Hughes, seconded by Vice Chairman Jim Luckner to accept the minutes from June 13th, 2024.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

OLD BUSINESS:

Application: #2024-6-Site Plan Amendment

SBL: 62.82-5-18

Location: 378 Main Street

Applicant: Parradilla Family Grill

Cynthia (Nubius Marylu Ciardiello) is present on behalf of this application.

The applicant, Parradilla Family Grill, is requesting an amendment to a previously approved application. This location was previously approved for a takeout only eatery during covid. This applicant is requesting to add indoor tables & seating for customers.

Mrs. Ciardiello informs the board that she was verbally told at the Ulster County Planning Board Meeting that there were no comments and no county impact.

The Ulster County Planning Board referral response was not received yet from their July 10th 2024 meeting.

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 Ivankovic, seconded by Marc Cassidy, for a negative declaration of SEQRA determination of significance.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

Motion made by John Hughes, seconded by John Ivankovic, to approve application #2024-6-Site Plan Amendment with the following conditions.

1. All fees are paid in full
2. The Ulster County Planning Board response is received, and the response is No County Impact
3. The two parking spot measurements/dimensions are clearly delineated on the Site Plan and resubmitted.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

PUBLIC HEARING:

Application: #2024-9-Minor Subdivision

SBL: 62.4-5-7

Location: 471 Lefever Falls Road

Applicant: Timothy Gallagher and March Gallagher

Tim Gallagher and March Gallagher are present on behalf of this application.

They are requesting a minor subdivision of land. The existing parcel has two dwellings. The Gallaghers would like to split the property to separate the dwellings into two separate parcels.

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 Marc Cassidy, for a negative declaration of SEQRA determination of significance.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

Motion made by John Hughes, seconded by John Ivankovic, to open the public hearing at 7:20pm.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

Public Comment: None

Motion made by Vice Chairman Jim Luckner, seconded by John Hughes, to close the public hearing at 7:25pm.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

Motion made by John Hughes, seconded by John Ivankovic, to approve application #2024-9-Minor Subdivision with the following conditions:

1. All fees are paid in full
2. At least (4) Paper copies and (1) mylar copy of the Final Plat are submitted for Planning Board signatures and filed with the county within 62 days of approval.
3. A copy of the (2) new deeds are submitted to the Planning Board once filed with Ulster County

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

Application: #2024-5-Site Plan Amendment-Lewis Solar Farm Project

SBL: 62.4-6-33.100

Location: 173 Coutant Road

Applicant: Nexamp and Lewis Solar Partners LLC

Kathy Haake is present on behalf of this application.

Motion made by John Hughes, seconded by Marc Cassidy, to open the public hearing at 7:33pm.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

Public Comment: None

Motion made by John Ivankovic, seconded by Vice Chairman Jim Luckner, to close the public hearing at 7:39pm.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

The Ulster County Planning Board referral response was not received yet from their July 10th 2024 meeting.

Motion made by John Hughes, seconded by John Ivankovic, to approve application #2024-5-Site Plan Amendment with the following conditions.

1. All fees are paid in full and escrow is completed.
2. The Ulster County Planning Board response is received, and the response is No County Impact

3. NYSDEC tree clearing regulations are followed in regard to the endangered Indiana bats and the northern long-eared bats.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

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 following is discussed about the application:

- In the proposed project the building will be used for a cannabis dispensary.
- The building was previously approved for a granite store.
- The current business (firewood) on site will not be operating when the dispensary is approved and open.
- The firewood cutting business will be relocating to another parcel.
- No rendering of the proposed signage was submitted for the board to review.
- No new lighting is proposed.
- The Site Plan provided by the applicant indicates a DOT Right of Way in the parking lot of the parcel. Mr. Parker is instructed to correspond directly with the NYSDOT about what is permitted within the DOT Right of Way

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 Marc Cassidy, seconded by Vice Chairman Jim Luckner, for a negative declaration of SEQRA determination of significance.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

Motion made by John Hughes, seconded by Marc Cassidy, to open the public hearing at 7:48pm.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

Public Comment:

Tim – (Neighbor) His main concern is the noise from the wood cutting business that is disruptive at times.

Ed Parker – He informs Tim that the wood cutting business will be done soon and the equipment will be moved to another location. There will be no more wood cutting noise.

Tim – He is very pleased to hear that, although he is happy that the gentleman was able to run a small business the noise traveled and echoed at times which caused unpleasant disturbance. He expresses that he is happy the relocation will not stop him from continuing it on another parcel.

Toby Palmer – (Email Comments read out loud to the board by Tim at Mrs. Palmers request) She has the same concern about the firewood cutting business noise, concern about potential increase in traffic, concern about the hours of operation, concern about security & safety.

Ed Parker response to email comments:

Security - He informs the public and the board that the business is required to install many levels of high security including, multiple cameras, multiple door locking systems with restricted access for employees, finger scan/ key fob system, glass break sensors, camera motion detection both in and outside of the building, a backup energy system in case the power goes out. He also informs the board that New York State has direct access to the camera system and has the ability to view them at any time.

Traffic – He is working with Peak Engineering on analysis of the traffic and for the DOT Right of Way and landscaping. He has been told by Peak that in regard to cannabis dispensary's the impact on traffic is minimal.

Motion made by John Ivankovic, seconded by Marc Cassidy, to close the public hearing at 8:15pm.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

The Ulster County Planning Board referral response was not received yet from their July 10th 2024 meeting.

Mr. Parker is asked to provide the following:

- Rendering of proposed Signage
- Hours of Operation
- Lighting Specs for New Fixtures

- NYS DOT Permit/Correspondence – Right of Way and Landscaping

ADJOURNMENT:

Motion made by Chairman Billy Liggan, seconded by John Hughes, to adjourn at 8:49pm.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner – Yes, John Hughes – Yes, John Ivankovic – Yes, Marc Cassidy – Yes

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk

