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Final
TOWN OF ROSENDALE
PLANNING BOARD MINUTES

May 6, 2010

Chairman Billy Liggan called the meeting to order at 7:32 pm at the Rosendale Community Center, Rosendale, NY.

<u>ROLL CALL</u>		
	Chairman Billy Liggan-	Present
	Randi Morf -	Present
	Jeanne Walsh -	Present
	Fred Greitzer -	Present
	John McEnrue -	Present (7:35)
	Peter Perry -	Absent
	Joseph Havranek -	Present (7:36)
	Nick Mercurio -	Absent (late ?)
	Dave Plante, C.T. Male Assoc.	Present

Also Present: Manna Jo Greene -Town Board Liaison (9:30)
Sandy Petersen - Environmental Commission

Roll call: John McEnrue, Joe Havranek, and Nick Mercurio – members were late

Minutes:

The minutes from April 1, 2010 meeting were reviewed and accepted as amended.

Motion made by F. Greitzer seconded by R Morf.

Roll Vote: Billy Liggan – Yes, Randi Morf – Yes, John McEnrue - Yes, Joseph Havranek – Yes, Fred Greitzer – Yes, Jeanne Walsh – Yes

Motion Carried.

Public Hearing:

Fink #2009-19 Special Use permit

Open P/H. @7:43pm (remained open for comments)

Closed P/H May 6, 2010 @8:00 pm

Mr. Fink and Mr. Drake representing application for Logging Permit

Public Comments:

Christopher Prylopski submitted a letter dated May 6, 2010. Each board member reviewed the letter and a copy is in the permanent file. Letter is written with concerns of the access drive to Sky Lake Lodge and the lack of a Road Maintenance Agreement among the 5 property owners.

Barbara Valacore does not recall a RMA was ever established

Mr. Drake stated parking lot area is all shale and he has agreed that some type of RMA can be worked out.

6-15-2010
RECEIVED

Joe Havranek suggested applicant submit photos of the current road condition and also provide photos at the end of the logging operation.
No other comments were taken from the Public.

Motion was made by F.Greitzer, seconded by J. McEnrue to close the Public Hearing
Roll Vote: Billy Liggan – Yes, Randi Morf –Yes, John McEnrue - Yes, Joseph Havranek-Yes
Fred Greitzer –Yes, Jeanne Walsh – Yes
Motion Carried

Motion was made by J. Havranek, seconded by F.Greitzer to approve the Special Use Permit with the following conditions:

1. No log transportation operations during the weekend days of Saturday and Sunday
2. No log transportation operations during the periods of school bus transportation while school is in session (i.e. 7am-9am and 2pm-4pm, Monday through Friday)
3. Applicant will operate their logging operations within NYSDEC guidelines for parcels in the vicinity of known bat habitat.
4. Applicant will allow Town Code Enforcement Officers access to the subject parcel for routine inspections of logging operations.
5. Applicant will use the High Falls side of Mountain Road for transportation activities associated with the proposed project.
6. A bond in the amount of \$10, 00.00 will be given to the Town Highway Department for potential road repairs pursuant to Town Code.
7. Submit to the Planning Board photodocumentation of Hillcrest Lane by the Applicant before and after logging operations.

Chairman Liggan stated that the Special Use Permit is only valid for 1 year and applicant must resubmit to the Planning Board for an extension.

Motion was made by J. Havranek, seconded by F.Greitzer to amend the conditions to include a 1 year extension.

Roll Vote: Billy Liggan – Yes, Randi Morf –Yes, John McEnrue - Yes, Joseph Havranek-Yes
Fred Greitzer –Yes, Jeanne Walsh – Yes

Motion Carried

Applicant must apply for this extension prior to the expiration date of May 6, 2011.

Planet Pet Resort #2010-2 Special Use Permit
Open Public Hearing @ 8:11 p.m
Closed Public Hearing @9:10 pm

Public Comments:

Gayle Gunwald – Will it be staffed 24 hrs a day?

Applicants reply: No it **will not** be staffed 24 hrs, there will be a security system installed on the property No dogs will be out before 9am or after 7 pm.

Warren Perrins - concerns about this project (420 Main St)

Number of dogs, noise at night from the animals
Parking, entry into location and backing into the buildings,
Foot print of existing building, setbacks, and current building crosses over the property
line

Joan Jordon – Town Clerk

How will this business impact Town Business? Joan also has concerns about the parking
issues.

Town Hall has 4 spaces (2 deep) and 2 handicap parking spaces.

Applicants have access to three Parking spaces, 8 parking spaces are required, applicants
stated that this type of business is a pick up/drop off type of business. Applicants do not
feel this is an issue, they can direct customers to use the Municipal Parking area to
eliminate congestion in this location.

Sandy Peterson read a letter the RCCE received from a concerned neighbor who lives on
Hardenburgh Lane. Letter is on file.

John Hues concerned about animal waste and the noise factor, he feels this type of
business needs to be in an Agricultural area not in this location. He wishes the applicants
good luck.

The amount of dogs (35) that the applicant's are proposing is also an issue, Randi Morf
suggested lowering their max number.

Questions on the noise (from the dogs) came up several times; applicants restated that
their building will have soundproof windows and walls; they will also be in full
compliance of the Town Noise ordinance.

Motion was made by F.Greitzer, seconded by J.Havranek to close the Public Hearing
Roll Vote: Billy Liggan – Yes, Randi Morf –Yes, John McEnrue - Yes, Joseph Havranek-Yes
Fred Greitzer –Yes, Jeanne Walsh – Abstained
Motion Carried

Concerns that came out of the Public Hearing were

1. Noise
2. Parking Issues
3. Proper signage for parking and clean up of dog waste (to /from)
4. Number of dogs (35)

Joe Havranek stated to Applicants to mitigate these issues and show the Planning Board
proof of soundproof designs, proper signage, and to come up with a workable parking
solution.

Fred would like the clerk to check with County on their recommendations; he seems to
recall there were concerns about vehicle access from Route 213 (Main Street).

Old Business:

Taylor Minor Subdivision #2009-13

Ms. Hyatt was present representing this application; she provided current pictures of the property and the status of the cleanup process.

Chairman Liggan also took pictures of the property and stated there has been significant progress to the cleanup.

Motion was made by J.Havranek, seconded by F.Greitzer that CT Male is no longer required to do the onsite inspection and the Planning Board will accept the determination of the Code Enforcement Officer to conduct periodic on site inspections; and the applicant follows all rules and regulations stated by the CEO.

Roll Vote: Billy Liggan – Yes, Randi Morf –Yes, John McEnrue - Yes, Joseph Havranek-Yes
Fred Greitzer –Yes, Jeanne Walsh – Yes

Motion Carried

J Havranek requested from Ms Hyatt that a receipt be provided for the tires being removed from the property.

J Havranek stated that the Planning Board can not move forward until a determination (green light) is made by the CEO, Joe suggested that Ms Hyatt contact the CEO during the cleanup process in order to move this application along.

Miller –Minor Subdivision #2009-17

Herbie Miller submitted maps for Subdivision with the changes requested from the Planning Board.

Part II SEQR Environmental Assessment was read by Chairman Liggan

Motion was made by F.Greitzer, seconded by J.Havranek to issue a Part II SEQR Environmental Assessment.

Roll Vote: Billy Liggan – Yes, Randi Morf –Yes, John McEnrue - Yes, Joseph Havranek-Yes
Fred Greitzer –Yes, Jeanne Walsh – Yes

Motion Carried

Motion was made by F.Greitzer, seconded by J.Havranek to schedule a Public hearing for June 3, 2010

Roll Vote: Billy Liggan – Yes, Randi Morf –Yes, John McEnrue - Yes, Joseph Havranek-Yes
Fred Greitzer –Yes, Jeanne Walsh – Yes

Motion Carried

Maps need to be labeled Final Plat and application needs to be submitted to the UCPB for review.

Correspondence:

None

Misc. Business:

Tillson Cell Tower –Special Use Permit #2010-1

Balloon Test conducted on Apr 19, 2010, Dave Plante was present and drove around town to different sites to verify visual sight of the balloon. Pictures have been submitted for the file.

Davis Rd was the only site that the tower was visible.

Letter from the RCCE suggested the tower be collocated.

Manna has concerns about Verizon stating the Town Board did not respond to there request for utilizing the Water tower.

J. Havranek suggested that the applicant submit a letter to the Town Board about the possibility of utilizing the Town's water tower.

Recreate the communication process about the Water Tower

Draft a letter to the Applicant and a copy to the Town Board regarding the co-location of the cell tower on the Town's Water Tower.

Motion was made by F.Greitzer to adjourn the meeting @ 10:20 pm made by Fred Greitzer.

Roll Vote: Billy Liggan – Yes, Randi Morf –Yes, Joseph Havranek-Yes Fred Greitzer –Yes, Jeanne Walsh – Yes

Motion Carried

Next Planning Board Meeting is scheduled for June 3, 2010

Leslie Treut

Planning Board Clerk