

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, JANUARY 9TH, 2025
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	Excused
John Ivankovic	Present
Nick Mercurio	Present
Randi Morf	Present
David Plante, Town of Rosendale Planner	Present via video conference
Councilmember Marc Cassidy, 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 Nick Mercurio to accept the minutes from December 12th 2024.

Roll Vote: Chairman Billy Liggan – Yes, Jere Brown – Yes, John Ivankovic – Yes, Nick Mercurio – Yes, Randi Morf – Yes

Motion carried.

PUBLIC HEARING:

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.

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 Randi Morf, 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, Jere Brown – Yes, John Ivankovic – Yes, Nick Mercurio – Yes, Randi Morf – Yes

Motion carried.

Motion made by Jere Brown, seconded by John Ivankovic, to open the public hearing at 7:14pm.

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

Motion carried.

Mr. Petras informs the board after the last meeting he decided to make a small change to the proposed parcel line that will be reflected on a revised plat the surveyor is working on. The change will reduce the size of the proposed new residential lot.

He is still waiting for the Ulster County Health Department permit approval; it will be an above ground septic system.

Public Comment – None

Motion made by John Ivankovic, seconded by Jere Brown, to close the public hearing at 7:18pm.

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

Motion carried.

NEW BUSINESS:

Application: #2025-1- Major Subdivision-Williams Lake Real Estate LLC (Fifth Lake Single Family Homes)

SBL: 62.4-1-13.11

Location: North End of Williams Lake/Fifth Lake on Williams Lake Road

Applicant Name(s): Alton MacDonald and Jason Meyer

Al MacDonald is present to represent this application.

The following is discussed with the applicant:

- The application is for a Major Subdivision of a thirty-four (34) lot subdivision.
- These proposed lots will be for single family residential.
- The parcels are located within the *Binnewater Lakes Planned Conservation Development Area Zoning District*.
- This subdivision is one phase of the project.
- A new SEQRA review is not necessary for this application, it was completed when the whole project was approved with the Rosendale Town Board.
- The project SWPPP will need to be revised, reviewed and approved by the town engineer.
- One of the single family lots will be designated for workforce housing, however majority of the workforce housing will be located near the townhouses/duplexes.
- The roads will be owned/maintained by the *Property Owner Association*.
- Rosendale Planner Dave Plante requests documents required for the Major Subdivision review pursuant to the Town of Rosendale Code. This application cannot be deemed complete yet without the necessary documents.

Motion made by Vice Chairman Jim Luckner, seconded by Randi Morf, to set an escrow of \$5,000.00 for this application review.

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

Motion carried.

MISC:

Motion made by Nick Mercurio, seconded by Randi Morf, to recommend Maria Reidelbach for an Alternate board member on the Planning Board.

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

Motion carried.

Motion made by Chairman Billy Liggan, seconded by Jere Brown, to recommend John Ivankovic for another full-term board member position to serve on the Planning Board.

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

Motion carried.

ADJOURNMENT:

Motion made by Nick Mercurio, seconded by Randi Morf, to adjourn at 8:26pm.

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

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk