

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, APRIL 10TH, 2025
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Chair Billy Liggan, called the meeting to order with the Pledge of Allegiance at 7:13pm.

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 Jere Brown, seconded by Nick Mercurio to accept the minutes from March 13th, 2025 with the following amendment:

- Page 3, line 19 – change the word “owns” to “maintains”

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.

OLD 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, Andrew Willingham and Jason Meyer

Al MacDonald is present to represent this application.

The Ulster County Planning Board response was received as “*No County Impact*”

Motion made by Randi Morf, seconded by Vice Chairman Jim Luckner, to approve application #2025-1-Major Subdivision (Preliminary Plat 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.

*Vice Chairman Jim Luckner recuses himself from the Stone Mountain application review.

Application: #2025-2-Special Use Permit

Project Name: The Center at Stone Mountain Farm –

SBL: 70.4-1-42.111

Location: 310 River Road Extension New Paltz NY 12561

Applicant: Stephen Larsen and Gwyn Larsen

Gwyn Larsen is present to represent this application. The Site Plan revisions requested by the board were received and reviewed by Rosendale Planner Dave Plante. Comments were adequately addressed.

Motion made by Nick Mercurio, seconded by John Ivankovic, to approve application #2025-2-Special Use Permit-The Center at Stone Mountain Farm with the following conditions:

1. The applicant will notify the local police department, fire department and emergency services prior to events on site.
2. All fees are paid in full.

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

Yes – 5

No – 0

Recuse – 1

Motion carried.

MISC:

- The Town Comprehensive Plan and the Zoning Chapter of the Rosendale Town Code – Schedule of Permitted Uses are both in need of updating.

ADJOURNMENT:

Motion made by Chairman Billy Liggan, seconded by Randi Morf, to adjourn at 7:40pm.

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