

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, MAY 8TH, 2025
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Chair Billy Liggan, called the meeting to order with the Pledge of Allegiance at 7:07pm.

ROLL CALL

Billy Liggan, Chairman	Present
Jim Luckner, Vice Chairman	Present
Jere Brown	Present
John Hughes	Present
John Ivankovic	Present
Nick Mercurio	Present
Randi Morf	Excused
David Plante, Town of Rosendale Planner	Present via video conference
Councilmember Marc Cassidy, Town Board Liaison	Excused
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 April 10th 2025.

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

Motion carried.

NEW BUSINESS:

Application: #2025-5- Major Subdivision

SBL: 70.2-1-37.100

Location: 617 Route 213

Applicant Name(s): Liam Purvis and Jim Teed

Liam Purvis and Jim Teed are present to represent this application. Mr. Purvis previously applied for a Major Subdivision but unfortunately, he was forced to rescind his last application. He has now returned to reapply for the Major Subdivision of his parcel into three lots for residential use.

Motion made by John Hughes, seconded by John Ivankovic, to classify the project as an Unlisted Action, to declare its intent to serve as “Lead Agency” and to conduct an uncoordinated SEQRA review pursuant to the New York State Environmental Quality Review Act (SEQRA).

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

Motion carried.

Motion made by Nick Mercurio, seconded by John Ivankovic, to set the public hearing on this application #2025-5-Major Subdivision to be held on June 12th 2025 at 7:00pm

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

Motion carried.

Application: #2025-3- Site Plan Review (Accessory Dwelling Unit)

SBL: 70.25-1-2

Zone: R2

Location: 6 Campbell Street

Applicant Name(s): Laura Prince

Laura Prince and Michael McDonough are present to represent this application.

- Mrs. Prince would like to build an accessory dwelling structure on her parcel.
- Her parcel has one existing single-family residence.
- She applied for the *Plus One ADU Grant* through RUPCO
- Review of the May Memo Comments regarding adding the water & Sewer lines on the Site Plan and the requirement of a Road Maintenance Agreement.
- The Road Maintenance Agreement must be reviewed and approved by the Town of Rosendale Attorney.

Motion made by Vice Chairman Jim Luckner, seconded by John Ivankovic, to classify the project as an Unlisted Action, to declare its intent to serve as “Lead Agency” and to conduct an uncoordinated SEQRA review pursuant to the New York State Environmental Quality Review Act (SEQRA).

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

Motion carried.

Motion made by Nick Mercurio, seconded by John Hughes, to refer this application to Town of Rosendale agencies: Highway Department, Water & Sewer Department, Police Department and the local Rosendale Fire Department.

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

Motion carried.

Motion made by Jere Brown, seconded by Vice Chairman Jim Luckner, to waive the public hearing on this application #2025-3-ADU Site Plan Review

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

Motion carried.

Application: #2025-4-Special Use Permit (Six Bells Inn Wedding Venue)

SBL: 62.82-4-6

Zone: B1

Location: 435 Main Street

Applicant Name(s): Audry Gelman and Eric Ord (Representative)

Eric Ord is present to represent this application.

- This hotel was previously known as The 1850’s House.
- The new owner Mrs. Audry Gelman would like to continue to operate it as an Inn/Hotel and Restaurant but she would like to also offer small wedding and special events.
- There will be no structures added to the parcel for the events.
- No flammables allowed for any of the events.
- The deck is included for events space.
- There will be shuttles for guests.
- Music – Pay attention to the creek and the music echoing to the neighbors on James

Street. The noise ordinance must be followed for all events. The Police Department is responsible for addressing noise complaints.

- Zoning Information should be added to the Site Plan
- Location, amount of spots and dimensions of parking lot area should be added to the Site Plan.
- They will have maybe two events a month depending on the season and the size of the event.

Motion made by Nick Mercurio, seconded by John Hughes, to classify the project as an Unlisted Action, to declare its intent to serve as “Lead Agency” and to conduct an uncoordinated SEQRA review pursuant to the New York State Environmental Quality Review Act (SEQRA).

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

Motion carried.

Motion made by Vice Chairman Jim Luckner, seconded by Jere Brown, to refer this application to Town of Rosendale agencies: Highway Department, Water & Sewer Department, Police Department and the local Rosendale Fire Department.

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

Motion carried.

Motion made by John Hughes, seconded by Nick Mercurio, to refer this application to the Ulster County Planning Board for their review and comments.

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

Motion carried.

Revisions requested of the Site Plan must be submitted to the Planning Board Clerk by May 23rd 2025 for the referral deadline to be met for the Ulster County Planning Boards June 4th meeting.

Motion made by John Hughes, seconded by John Ivankovic, to set the public hearing on this application #2025-4-Special Use Permit to be held on June 12th 2025 at 7:00pm

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

Motion carried.

MISC:

Planning Board Member Jere Brown Informs us of news from the Ulster County Planning Board:

- Multiple Ulster County Towns are already doing Code Amendments for Short Term Rentals and Accessory Dwelling Units due to issues and concerns.
- Some Towns have proposed a limit of ownership of Accessory Dwelling Units for each business owner of an LLC that is registered.

ADJOURNMENT:

Motion made by Chairman Billy Liggan, seconded by John Hughes, to adjourn at 8:33pm.

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

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk