

# TOWN OF ROSENDALE PLANNING BOARD

## MINUTES

THURSDAY, FEBRUARY 13<sup>TH</sup>, 2025  
RONDOUT MUNICIPAL CENTER  
1915 LUCAS AVE.  
COTTEKILL, NY 12419

Chair Billy Liggan, called the meeting to order with the Pledge of Allegiance at 7:06 pm.

### 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
Dave 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 from the Rosendale Environmental Commission.

### MINUTES:

Motion made by John Ivankovic, seconded by Vice Chairman Jim Luckner, to accept the minutes from January 9<sup>th</sup> 2025.

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

5-Yes

1-Abstain

Motion carried.

## OLD BUSINESS:

Application: #20214-14-Minor Subdivision

SBL: 70.2-2-24.112

Location: 26 Tillson Road

Applicant: Lands of Stephen and Robert Petras

Bob Petras is present on behalf of this application.

The Ulster County Health Department approved permit was received for the septic and well for the proposed parcel.

The lot lines were slightly altered from the first draft of the preliminary plat but it was a minimal change to one lot line of the proposed new lot.

A response from the Ulster County Planning Board is needed from the referral about this minor subdivision of land. An anticipated response of no county impact is likely to be received.

Application: #2025-1-Major Subdivision-Williams Lake Real Estate LLC (Fifth Lake Single Family Lots)Preliminary Plat Review

SBL: 62.4-1-13.11

Location: The End of Williams Lake/Fifth Lake on Williams

Applicant: Alton MacDonald, Jason Meyer and Andrew Willingham

Mr. Willingham and Mr. MacDonald are present to represent this application.

- Review of Comments from Rosendale Planner, Dave Plante. The applicant is working on addressing the technical review comments from the memo.
- No SWPPP review is needed now for this Major Subdivision, as the project scope has not changed therefore the previous approved SWPPP is sufficient and was approved as part of the overall project approval with the Town Board.
- Approximately 65% of the overall Williams Lake project will be open to the public. 400+ acres of Preserved Open Space is north of Fourth Lake.
- Is Conservation Easement shown on plat?
- Road width requirements.
- A1 – Road may be paved with two feet of shoulder
- No proposed plantings because the parcels are currently in a wooded area.
- A revised Preliminary Plat and supplemental documents to address the Rosendale Planner Memo comments are necessary for the Ulster County referral.

Motion made by Nick Mercurio, seconded by Jere Brown, to refer this application to the Ulster County Planning Board for comments on the Preliminary Plat on this application #2025-1.

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 John Ivankovic, to set the public hearing on this application #2025-1 for March 13<sup>th</sup> 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.

Motion made by Vice Chairman Jim Luckner, seconded by John Ivankovic, to send a notice to the Town of Hurley for the public hearing on this application #2025-1.

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:

Vice Chairman Jim Luckner recuses himself from this application review.

Application: #2025-2-Special Use Permit

SBL: 70.4-1-42.111

Location: The Center at Stone Mountain Farm – 310 River Road Extension New Paltz NY 12561

Applicant: Stephen Larsen and Gwyn Larsen

Stephen Larsen and Gwyn Larsen are present to represent this application.

They have been hosting outdoor events on their property for approximately 30 years. Their previous policy for rental was to require the individual event organizations to apply to the Town of Rosendale Board for an event permit each time they wanted to hold an event. However, the constant applications became a burden on the organizations. The property owners (Larsens) would like to be approved for their parcel to continue to be an event space without the hassle of having to apply each time an event is held.

- How many events? 6-10 examples of events were submitted. They would like to possibly host approximately 26 events per year but the applicant will need to confirm the exact number they are requesting for this application.
- No physical changes to the land will occur
- They discuss and review the parking locations on the Site Plan.

- Lighting – No proposed new lighting. One event area has some string lighting but the organizations are informed there is no lighting provided and they need to bring flashlights etc. for themselves. In general, most events are held during the day or summer months.
- Gwyn Larsen informs the organizations renting the land that it is a natural space. They are expected to help maintain its natural state while using it for their events.
- The applicant is requested to update/revise the Site Plan for the project to address the Rosendale Planner Memo Comments.

Motion made by Jere Brown, seconded by Nick Mercurio, to set the public hearing on this application #2025-2 for March 13<sup>th</sup> 2025.

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

Yes-5

Recused-1

Motion carried.

Motion made by John Hughes, seconded by John Ivankovic, to classify the project, application #2025-2, as an Unlisted action pursuant to SEQRA, Part 617.5(c)(12).

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

Yes - 5

Recused-1

Motion carried.

### MISC:

Motion made by Jere Brown, seconded by Vice Chairman Jim Luckner, to recommend John Hughes as a second alternate position to the Ulster County Planning Board.

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.

### ADJOURNMENT:

Motion made by John Ivankovic, seconded by Chairman Billy Liggan, to adjourn at 8:25 pm

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