

TOWN OF ROSENDALE PLANNING BOARD MINUTES

THURSDAY, AUGUST 14TH, 2025
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Vice Chairman Jim Luckner serves as Acting Chair for this meeting. Acting Chair Jim Luckner, called the meeting to order with the Pledge of Allegiance at 7:09pm.

ROLL CALL

Billy Liggan, Chairman	Excused
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 Randi Morf, to accept the minutes from July 10th, 2025.

Roll Vote: Acting Chair Jim Luckner – Yes, Jere Brown – Yes, John Ivankovic– Yes, Nick Mercurio – Yes, Randi Morf – Yes

Motion carried.

OLD BUSINESS:

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 Kenny Sullivan (Representative)

Kenny Sullivan is present for this application. Mr. Sullivan informs the board he is the new General Manager of Six Bells and the new representative of this application. He has been given permission to act on behalf of the owner, Mrs. Gelman to complete this application.

The board reviews and discusses the August Memo Comments from the Town of Rosendale Planner Dave Plante.

Acting Chair Luckner brings up an issue with the dumpster odor overwhelming the Main Street the previous week. Mr. Sullivan informs Acting Chair Luckner and the board they had the unfortune of having a missed pick-up and he apologizes to the board. His guests were also not happy about the foul smell, and he is dedicated to not having that issue arise again in the future.

No golf carts are going to be used for the weddings.

Mr. Sullivan agrees to revise the Site Plan to reflect changes to the garbage location, parking spaces, dedicated fire lane and outdoor lighting locations.

Motion made by Randi Morf, seconded by Nick Mercurio, to accept the Ulster County Planning Boards comments on application #2025-4-SUP-Six Bells (Wedding Venue)

Roll Vote: Acting Chair Jim Luckner – Yes, Jere Brown – Yes, John Hughes – Yes, John Ivankovic– Yes, Nick Mercurio – Yes, Randi Morf – Yes

Motion carried.

Motion made by Jere Brown, seconded by John Ivankovic, for approval of application #2025-4-SUP-Six Bells (Wedding Venue) with the following conditions.

1. A Revised Site Plan is submitted, reviewed and approved by Rosendale Planner Dave Plante. The revised site plan must include the locations of the garbage dumpster, parking spaces with dimensions, dedicated fire lane and outdoor lighting
2. Dark Sky Compliant Lighting Cut Sheets must be submitted and approved for the outdoor lighting.
3. Comply with any/all Town of Rosendale Noise Ordinance regulations.
4. No structures, parking or wedding activity on the berm in the rear of the parcel is allowed.
5. All fees are paid in full

Roll Vote: Acting Chair Jim Luckner – Yes, Jere Brown – Yes, John Ivankovic– Yes, Nick Mercurio – Yes, Randi Morf – Yes

Motion carried.

MISC.:

Martin Eineman is present and requests to speak with the board at the end of the meeting. The complaint he presents to the board is regarding a renovation of a single-family residence on a neighboring parcel which is not under the purview of the Rosendale Planning Board. Mr. Eineman is advised to speak with the Rosendale Code Enforcement Officer in the Rosendale Building and Codes Department about this matter.

ADJOURNMENT:

Motion made by Randi Morf, seconded by Nick Mercurio, to adjourn at 8:27pm.

Roll Vote: Acting Chair Jim Luckner – Yes, Jere Brown – Yes, John Ivankovic– Yes, Nick Mercurio – Yes, Randi Morf – Yes

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk