

# TOWN OF ROSENDALE PLANNING BOARD

## MINUTES

THURSDAY, JULY 10<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 7:05pm.

### ROLL CALL

Billy Liggan, Chairman	Present
Jim Luckner, Vice Chairman	Present
Jere Brown	Present
John Hughes	Present
John Ivankovic	Excused
Nick Mercurio	Present
Randi Morf	Excused
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 Nick Mercurio, seconded by Jere Brown, to accept the minutes from June 12<sup>th</sup> 2025.

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

Motion carried.

**PUBLIC HEARING:**

**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 the representative present for this application.

Mr. Ord informs the board he submitted a revised Site Plan with the new proposed parking and lighting documents via email earlier in the day.

*Public Comments/Questions:*

*Mr. Mark Morganstern is present; he submitted written comments on this application to the board via mail. Chairman Billy Liggan reads the letter out loud received from Mr. Morganstern regarding parking in his lot located at 434 Main Street. His parking lot is designated for his business only and is not to be used as overflow parking for the wedding events hosted by Six Bells.*

*Peter Olliers is a business owner on Main Street, Lift Café, and he is in support of the Six Bells hosting wedding events.*

Motion made by Jere Brown, seconded by John Hughes, to close the public hearing on application #2025-4-Special Use Permit (Six Bells Inn Wedding Venue) at 7:15pm.

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

Motion carried.

The board discusses the proposed 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 John Hughes, 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 Hughes – Yes, Nick Mercurio – Yes

Motion carried.

Motion made by Vice Chairman Jim Luckner, seconded by Nick Mercurio, to refer this complete application to the Ulster County Planning Board for review and comments.

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

Motion carried.

## OLD BUSINESS:

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

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

An email with a written request for postponement of application review was received from Jason Meyer in regard to this application.

## MISC:

A referral from Town of Hurley was received for a project at the former “Twin Lakes” property. The current project name is Arizona Hudson Valley LLC. The Rosendale Planning Board reviews and discusses the project. They decide it has no impact to Rosendale, and they have no comments to submit in response.

Motion made by Jere Brown, seconded by Vice Chairman Jim Luckner, to conclude the Rosendale Planning Board has no comments to submit about the Arizona Hudson Valley LLC project.

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

Motion carried.

Motion made by Nick Mercurio, seconded by Jere Brown, to recommend the Rosendale Town Board review and update the Town of Rosendale Comprehensive Plan.

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

Motion carried.

## ADJOURNMENT:

Motion made by Chairman Billy Liggan, seconded by Jere Brown, to adjourn at 8:16pm.

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

Motion carried.

Respectfully submitted,  
Brisa Casas  
Planning Board Clerk