

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, MARCH 13TH, 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	Excused
Jere Brown	Present
John Hughes	Present
John Ivankovic	Excused
Nick Mercurio	Present
Randi Morf	Excused
Dave 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 from the Rosendale Environmental Commission.

- *Moment of Silence for Richard Hermance. He was a life long Rosendale community member and a dedicated public servant to the Town of Rosendale.*

MINUTES:

Motion made by Jere Brown, seconded by Nick Mercurio, to accept the minutes from February 13th 2025.

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

Motion carried.

OLD BUSINESS:

Application: #2024-14-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.

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

Motion made by John Hughes, seconded by Jere Brown, to approve application #2024-14-Minor Subdivision with the following conditions:

1. All fees are paid in full
2. The Final Plat is submitted with at least (4) paper copies and (1) mylar copy for signatures.
3. The applicant must obtain a Floodplain Development Permit from the Rosendale Building Inspector if it is required for construction of the proposed dwelling.
4. Copies of the new deeds are submitted to the Planning Board after they are filed with Ulster County.
5. The applicant must comply with the Ulster County Planning Board referral comments once received.

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

Motion carried.

PUBLIC HEARING:

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.

Motion made by John Hughes, seconded by Jere Brown to open the public hearing at 7:28pm

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

– Yes

Motion carried.

Public Questions and Comments:

- Mr. Mac Donald invites the public present to come up and review the project map.
- Mr. Mac Donald shows the public the locations of the proposed subdivision location requested in this application on the map.
- 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.
- Mr. Mac Donald shows the public the location of the Conservation Easement Land on the map.
- 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 were addressed and submitted for the Ulster County Planning Board referral.
- The public asks if the easement land will be open to the public.
- Mr. Mac Donald is not aware of the owners exact plan for public access but the easement was meant to encourage the land to stay forever wild and undeveloped.
- Part of the requirement of the Conservation Easement is public access.
- The Rondout Esopus Land Conservation maintains the land and it will be their decision how they will accommodate public access as well as the trail system and trail maintenance. It is similar to the Wallkill Valley Land Trust maintaining the rail trail system.
- Bloomington Fire Department – He requests the necessary turn around requirements for the road within the proposed subdivision are met by the applicant.

Motion made by Jere Brown, seconded by Nick Mercurio, to keep the public hearing open on application #2025-1 for two weeks until March 27th 2025.

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

Motion carried.

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.

Motion made by John Hughes, seconded by Nick Mercurio, to open the public hearing for application #2025-2 at 8:15pm

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

Motion carried.

- 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.
- No physical changes to the land will occur
- They discuss and review the parking lot locations on the Site Plan and the dimensions of the required parking spots sizes.
- Lighting – No proposed new lighting? One event area has some string lighting but the organizations are informed there is no lighting provided
- The applicant must update/revise the Site Plan for the project to address the Rosendale Planner Memo Comments on parking, lighting
- Camping is not part of this application request, because of a Moratorium on the Rosendale Town Camp Code she will need to return to amend the application and add the camping at a later time.

Motion made by Chairman Billy Liggan, seconded by John Hughes, to close the public hearing on this application at 8:30pm.

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

Motion carried

The board discusses the 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 Nick Mercurio, seconded by Jere Brown, for a negative declaration of SEQRA determination of significance.

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

Motion carried

MISC:

- More UCAT bus drivers are needed to expand the areas they service in Ulster County

ADJOURNMENT:

Motion made by Nick Mercurio, seconded by Chairman Billy Liggan, to adjourn at 9:10 pm

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

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk