

TOWN OF ROSENDALE PLANNING BOARD MINUTES

THURSDAY, SEPTEMBER 11TH, 2025
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Chairman Billy Liggan called the meeting to order with the Pledge of Allegiance at 7:10pm.

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 | Present |
| Brisa Casas, Planning Board Clerk | Present |

There is no representative present from the Rosendale Environmental Commission.

The Planning Board has a Moment of Silence for Carmen Casas and Marion G. Edwards.

MINUTES:

Motion made by Jere Brown, seconded by Chairman Billy Liggan, to accept the minutes from August 14th, 2025 with the following amendment:

- Remove John Hughes from roll vote on all pages.

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

Yes – 4

No – 0

Abstain – 2

Motion carried.

NEW BUSINESS:

Application: #2025-6-Lot Line Adjustment

SBL: 62.82-5-29 and 62.82-5-30

Location: 316 Main Street and 322 Main Street

Applicant Name(s): Lands of Kapsales and Lands of Leung & Rubenstein

Application: #2025-7-Special Use Permit

SBL: 62.82-5-30

Location: 316 Main Street

Applicant Name(s): Anissa Kapsales

Anissa Kapsales, Andy Willingham and Michael Moriello are present for this application.

The board discusses the following with the applicants:

- Mrs. Kapsales would like to convert an existing outbuilding into an apartment; the structure is in the backyard of her parcel.
- Mrs. Kapsales previously applied and was approved for an Area Variance to convert the structure.
- The structure is encroaching on the neighbors parcel, the Lot Line Adjustment is needed to fix this issue.
- There is an existing fence between 316 Main Street and 322 Main Street that both parcel owners thought delineated the parcel lines however after the survey was conducted the encroachment was discovered.
- Proposed Lighting? Yes, there is one small outdoor light proposed for the apartment.
- The Planning Board requests cut sheets for the new outdoor lighting.

Motion made by Nick Mercurio, 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).

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

Motion carried.

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

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

Motion carried.

Motion made by Vice Chair Jim Luckner, seconded by Nick Mercurio, to set the public hearing on this application #2025-7-Special Use Permit to be held on October 9th 2025 at 7:00pm

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

Motion carried.

MISC.:

- Golden Hill sidewalks are almost complete, a temporary light was added and there is a lottery for housing.
- Rosendale Intersection Speed/Traffic – Route 32/Route 213

ADJOURNMENT:

Motion made by Vice Chair Jim Luckner, seconded by John Ivankovic, to adjourn at 7:45pm.

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

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk