

# TOWN OF ROSENDALE PLANNING BOARD

## DRAFT MINUTES

THURSDAY, FEBRUARY 12<sup>TH</sup>, 2026  
RONDOUT MUNICIPAL CENTER  
1915 LUCAS AVE.  
COTTEKILL, NY 12419

Chair 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	Present
David Plante, Town of Rosendale Planner	Present via video conference
Councilmember Bob Fade, Town Board Liaison	Excused
Brisa Casas, Planning Board Clerk	Present

There is no representative present from the Rosendale Environmental Commission.

### MOMENT OF SILENCE:

Chairman Billy Liggan would like the board to recognize a moment of silence for two local musicians Fred Smith and Big Joe Fitz (Joseph M. Fitzpatrick Jr.)

### MINUTES:

Motion made by Jere Brown, seconded by Nick Mercurio to accept the minutes from January 8<sup>th</sup> 2026.

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

Motion carried.

## NEW BUSINESS:

**Application: #2026-1- Lot Line Adjustment**

**SBL: 62.2-10,62.2-2-12,62.1-4-17,62.1-4-19**

**Location: Tyler Lane and Lucas Ave**

**Applicant Name(s): Lands of Tyler and Lands of Exman**

Ben Pace, of Medenbach, Eggers & Carr, is present to represent this application.

The land is currently arranged awkwardly between these neighboring (4) parcels. However, this proposed lot line adjustment will clean up the property lines while also allowing one parcel road access and another parcel more land access. There will be no visual change to the parcels.

These property owners previously applied for a Lot Line Adjustment with application #2024-13. The application was reviewed and granted approval on December 12<sup>th</sup> 2024. The applicants were unable to complete the previous lot revision because they missed the deadline to file the plats with Ulster County. They have returned for review and approval again for the same requested lot revisions. There are no changes from the old application to the new application.

The board reviews the February Planner Memo comments.

The planning board chose to waive the previous applications public hearing, therefore there is no need to hold a public hearing for this application review.

Motion made by John Ivankovic, seconded by Randi Morf, to waive the public hearing for this application #2026-1-Lot Line Adjustment-Lands of Tyler & Lands of Exman.

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

Motion carried.

Motion made by John Ivankovic, seconded by John Hughes, to classify the project as a Type II action pursuant to SEQRA, Part 617.5(c)(12).

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

Motion carried.

Motion made by Randi Morf, seconded by Vice Chairman Jim Luckner, to approve application #2026-1-Lot Line Adjustment with the following conditions:

1. Final Plats are revised and clearly labeled, (1) mylar and at least (4) paper copies of the Final Plat are submitted for Planning Board signatures.
2. Copies of the deeds are filed with the Rosendale Planning Board after they are filed with

Ulster County Clerks Department.

3. All fee's are paid in full.

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

Motion carried.

### MISC:

- John Hughes reads a report from Williams Lake. The applicant previously committed to sourcing local labor and materials for the project when it was originally approved by the Town Board in 2014. There is not much to report because development has been minimal. The infrastructure, utilities, and landscaping were done by predominantly local vendors/sources.

Jere Brown briefs the board about Ulster County Planning Board Information:

- The UCPB has trouble with meeting quorums therefore sometimes they cannot move forward with application reviews.
- Shandaken A-Frame Cabins
- Shwangunk- Farm Events

### ADJOURNMENT:

Motion made by John Ivankovic, seconded by Randi Morf, to adjourn at 7:49pm.

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

Motion carried.

Respectfully submitted,  
Brisa Casas  
Planning Board Clerk