

TOWN OF ROSENDALE PLANNING BOARD MINUTES

THURSDAY, JANUARY 8TH, 2026
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Chair Billy Liggan, called the meeting to order with the Pledge of Allegiance at 7:04pm.

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	Present
Brisa Casas, Planning Board Clerk	Present

There is no representative present from the Rosendale Environmental Commission.

Chairman Billy Liggan introduces our new Town Board liaison, Councilmember Bob Fade.

MINUTES:

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

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.

OLD BUSINESS:

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

SBL: 62.4-1-13.11

Location: North End of Williams Lake/Fifth Lake on Williams Lake Road

Applicant Name(s): Alton MacDonald and Jason Meyer

Andy Willingham is present to represent this application.

The following is discussed with the applicant:

- The application is for a Major Subdivision of a thirty-four (34) lot subdivision.
- These proposed lots will be for single family residential.
- The parcels are located within the *Binnewater Lakes Planned Conservation Development Area Zoning District*.
- This subdivision is one phase of the overall project.
- This applicant is returning after requesting and being granted an extension after the preliminary plat review was completed.
- There are no changes made to the *Final Plat*, it reflects the same lot information as the *Preliminary Plat* that was submitted, reviewed and approved in June 2025.

Motion made by Randi Morf, seconded by John Hughes to approve this application #2025-1-Major Subdivision-Williams Lake Real Estate LLC (Fifth Lake Single Family Homes) with the following conditions:

1. Clearly labeled “**Final Plats**” are submitted for Planning Board Signatures
2. All fees are paid in full.
3. Copies of the new parcel deeds and receipt of map filing are submitted to the Planning Board after being filed with Ulster County.

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:

Rosendale Planning Board Organizational Items for 2026

1. Chairman of the Planning Board – Billy Liggan
2. Planning Board Vice Chairman – Jim Luckner
3. Planning Board Term Re-Appointment – Nick Mercurio

4. Planning Board Clerk – Brisa Casas
5. Planning Board Attorney - Marylou Christiana
6. Consultant to the Planning Board - David Plante, Town of Rosendale Planne
7. Planning Board Meetings Time and Location - 7:00pm on the second Thursday of each month, Rondout Municipal Center 1915 Lucas Ave Cottekill NY 12419, Room M-1
8. Planning Board Newspaper – Daily Freeman
9. Ulster County Planning Board Representative – Jere Brown (1st Representative) and John Hughes (2nd Representative)

Motion made by Jere Brown, seconded by Randi Morf, to accept the *2026 Organizational Items* as proposed and to recommend the re-appointment of Nick Mercurio to serve another term on the Planning Board.

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.

ADJOURNMENT:

Motion made by Randi Morf, seconded by Vice Chairman Jim Luckner, to adjourn at 7:47pm.

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