

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, MARCH 12TH, 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.

MINUTES:

Motion made by Vice Chairman Jim Luckner, seconded by John Ivankovic to accept the minutes from February 12th 2026.

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

Motion carried.

NEW BUSINESS:

#2026-2-Site Plan Review

SBL: 63.5-2-6

Location: 59 Greenkill Road

Applicant: Barbara Berti and Vincent Scillia

Zoning District: R-2

Barbara Berti is present on behalf of this application.

They would like to build an Accessory Dwelling Unit on their parcel. They applied for an ADU grant from Ulster County. The parcel has an existing single-family residence they currently reside in. Their son's family will move into the main house; they will downsize to the proposed Accessory Dwelling Unit.

The board reviews the March Planner Memo comments.

- Lighting Cut Sheets
- Parking Spaces added on the Site Plan

The Rosendale Zoning Board of Appeals previously reviewed this parcel for an Area Variance application at which time a public hearing was held. No opposing public comments were made during the public hearing, therefore there is no need to hold another public hearing for this Planning Board application review.

Motion made by John Hughes, seconded by Nick Mercurio, to waive the public hearing for this application #2026-2-Site Plan Review (ADU)-59 Greenkill Road

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

Motion carried.

Motion made by Nick Mercurio, seconded by John Hughes, to classify the project, application #2026-2, as an Unlisted 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,

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 Vice Chairman Jim Luckner, seconded by Jere Brown, 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, John Ivankovic – Yes, Nick Mercurio – Yes,

Motion carried.

ADJOURNMENT:

Motion made by John Ivankovic, seconded by Nick Mercurio, 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

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk