

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, MAY 14TH, 2026
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Chair Billy Liggan, called the meeting to order with the Pledge of Allegiance at 7:05pm.

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 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 Jere Brown, seconded by John Ivankovic to accept the minutes from March 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.

OLD BUSINESS:

#2026-2-Site Plan Review

SBL: 63.5-2-6

Location: 59 Greenkill Road

Applicant: Barbara Berti and Vincent Scilla

Zoning District: R-2

BJ Berti and Vincent Scilla are 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.

Motion made by John Ivankovic, seconded by Vice Chairman Jim Luckner, to approve this application with the following conditions:

1. All fees are paid in full.
2. A building permit for the proposed ADU is approved and granted by the Rosendale Building Department before construction.

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.

Application: #2025-8-Lot Line Adjustment

SBL: 62.82-5-19.100 and 62.82-5-20.100

Location: 376 Main Street and 368 Main Street

Applicant Name(s): Lands of Ryan & Ashley McGahan and Lands of Lili Ann Shad Trust

Ryan McGahan is present on behalf of this application.

He previously obtained approval for this Lot Line Adjustment however the neighboring parcel is in an Estate and he had to wait for a signature from the executor to file the new plat. The original approval date is past the deadline of 62 days. He is back in front of the Planning Board asking for an approval extension to be granted. He has the new plats signed by both parcel owners but the board signatures are still required for filing with Ulster County.

Motion made by Nick Mercurio, seconded by John Hughes, to grant an extension of 90 days for the approval of this application #2025-8-Lot Line Adjustment.

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.

MISC:

The board reviews and discusses the following:

- Review of proposed revision to the Town of Rosendale Code *ADU §75-23*
- UCPB Info – Coleman School possible battery storage facility, Town of Rochester Cell Tower Replacement (MonoPine Aesthetic)

ADJOURNMENT:

Motion made by John Ivankovic, seconded by Nick Mercurio, to adjourn at 8:07pm.

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