TOWN OF ROSENDALE PLANNING BOARD
MINUTES
THURSDAY, OCTOBER 9TH, 2025
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Acting Chairman Jim Luckner called the meeting to order with the Pledge of Allegiance at 7:02pm.

ROLL CALL

Billy Liggan, Chairman	Excused
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.

MINUTES:
Motion made by John Ivankovic seconded by Nick Mercurio, to accept the minutes from September 11th 2025.

Roll Vote: Acting Chair Jim Luckner – Yes, Jere Brown – Yes, John Hughes – Yes, John Ivankovic – Yes, Nick Mercurio – Yes

Motion carried.

PUBLIC HEARING:

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 and Andy Willingham are present for this application.

Motion made by John Ivankovic, seconded by Jere Brown, to open the public hearing on this application #2025-7-Special Use Permit at 7:03pm

Roll Vote: Acting Chair Jim Luckner – Yes, Jere Brown – Yes, John Hughes – Yes, John Ivankovic – Yes, Nick Mercurio – Yes

Motion carried.

- Mr. Willingham gives the public a summary of the requested project. 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.

Public Comments:

Kristina and Richard Carr – They are both in support of her receiving approval for this application. They are in support because housing is needed and Anissa has proven to be a responsible caring landlord.

Amanda – She is in support of the additional dwelling because affordable housing is desperately needed in Rosendale.

Margie Lafera – She is in favor of this application being granted.

Motion made by John Hughes, seconded by Jere Brown, to close the public hearing on this application #2025-7-Special Use Permit at 7:12pm

Roll Vote: Acting Chair Jim Luckner – Yes, Jere Brown – Yes, John Hughes – Yes John Ivankovic – Yes, Nick Mercurio – Yes

Motion carried.

The board discusses the project, Acting Chair Jim Luckner reads out loud, reviews and deliberates with the board Part II & Part III of the Environmental Assessment Form (EAF)

Motion made by John Ivankovic, seconded by Nick Mercurio, for a negative declaration of SEQRA determination of significance.

Roll Vote: Acting 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 Jere Brown, for approval of application #2025-6-Lot Line Adjustment with the following conditions:

1. All fees are paid in full.
2. Copies of the new deeds and receipt of filing are provided to the Planning Board.

Roll Vote: Acting Chair 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, for approval of application #2025-7-Special Use Permit with the following conditions:

1. All fees are paid in full

Roll Vote: Acting Chair Jim Luckner – Yes, Jere Brown – Yes, John Hughes – Yes John Ivankovic – Yes, Nick Mercurio – 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

- An email was received from the applicant (Jason Meyer) requesting a postponement for the Final Major Subdivision Plat review of application #2025-1.
- Pursuant to the Town of Rosendale Code §60-39 (B)(2) the board can approve an extension.

Motion made by John Ivankovic, seconded by John Hughes, to grant an extension of 90 days for application #2025-1-Major Subdivision.

Roll Vote: Acting Chair 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 Jere Brown, to adjourn at 7:54pm.

Roll Vote: Acting 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