TOWN OF ROSENDALE PLANNING BOARD
MINUTES
THURSDAY, NOVEMBER 13TH, 2025
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419

Chairman Billy Liggan called the meeting to order with the Pledge of Allegiance at 7:06pm.

ROLL CALL

Billy Liggan, Chairman	Present
Jim Luckner, Vice Chairman	Present
Jere Brown	Present
John Hughes	Present
John Ivankovic	Excused
Nick Mercurio	Present
Randi Morf	Excused
David Plante, Town of Rosendale Planner	Present via video conference
Councilmember Marc Cassidy, Town Board Liaison	Excused
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 October 9th, 2025.

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

Yes – 4, Abstain – 1, No – 0

Motion carried.

NEW BUSINESS:

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 is present via phone on behalf of this application.

These applicants appeared and were granted a Lot Line Adjustment in 2017 to fix lot line issues with their neighbor however it was overlooked that the driveway was intended to be included in the land transfer. It was not depicted on the previously approved plat. Now Mr. McGahan has returned to address the driveway lot line. He has requested to adjust the lot line so that it does not cut through the middle of his existing driveway.

- The board requests an updated letter of authorization from the Lili Ann Shad Trust for this application.

Motion made by Nick Mercurio, 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 Chair Jim Luckner – Yes, Jere Brown – Yes, John Hughes – Yes, Nick Mercurio – Yes

Motion carried.

Motion made by John Hughes, seconded by Vice Chair Jim Luckner, to waive the public hearing for this application, #2025-8.

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

Motion carried

Motion made by Vice Chair Jim Luckner, seconded by John Hughes, for approval of application #2025-8-Lot Line Adjustment with the following conditions:

1. All fees are paid in full.
2. The applicant is required to provide an updated letter of authorization signed by the Lili Ann Shad Trust executor giving consent and agreement to this lot line adjustment.
3. The applicant is required to provide at least (4) paper copies and (1) mylar copy, clearly labeled "*Final Plat*".
4. Copies of the new deeds and receipt of plat filing are provided to the Planning Board Clerk after filed with Ulster County.

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

Motion carried.

MISC:

Motion made by Jere Brown, seconded by Vice Chair Jim Luckner, to request the Rosendale Code Enforcement Officer follow up on the biannual structural analysis for the cell towers in Rosendale.

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

Motion carried

ADJOURNMENT:

Motion made by Jere Brown, seconded by Nick Mercurio, to adjourn at 7:46pm.

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

Motion carried

Respectfully submitted,
Brisa Casas
Planning Board Clerk