

TOWN OF ROSENDALE PLANNING BOARD

MINUTES

THURSDAY, SEPTEMBER 10TH, 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	Excused
John Hughes	Excused
John Ivankovic	Excused
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.

MINUTES:

Motion made by Vice Chairman Jim Luckner, seconded by Nick Mercurio to accept the minutes from May 14th, 2026.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner– Yes, Randi Morf – Yes, Nick Mercurio – Yes

Motion carried.

NEW BUSINESS:

#2026-3-Site Plan Amendment Review

SBL: 63.29-1-2

Location: 2546 Route 32

Applicant: Rosendale Flooring Warehouse (Chris Parisio)

Zoning District: B-1

Chris and Christine Parisio are present on behalf of this application.

Mr. Parisio is the owner of the Rosendale Flooring Company, an established multi-generational Rosendale business. They recently purchased this parcel at 2546 Route 32 with an existing storage facility. Mr. Parisio would like to add a new warehouse building to this parcel so that he may move his material storage from his store which is currently located at the Rosendale Bridge Plaza.

Motion made by Randi Morf, seconded by Vice Chairman Jim Luckner, to classify the project as an Unlisted Action pursuant to SEQRA, to declare its intent to serve as “Lead Agency” and to conduct an uncoordinated SEQRA review pursuant to the New York State Environmental Quality Review Act (SEQRA).

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner– Yes, Randi Morf – Yes, Nick Mercurio – Yes

Motion carried.

Motion made by Randi Morf, seconded by Vice Chairman Jim Luckner, to refer this application #2026-3, to the Ulster County Planning Board.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner– Yes, Randi Morf – Yes, Nick Mercurio – Yes

Motion carried.

Motion made by Nick Mercurio, seconded by Randi Morf, to refer this application #2026-3 to following agencies: Rosendale Highway Department, Rosendale Water & Sewer Department, Rosendale Police Department and the local Fire Department, Bloomington.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner– Yes, Randi Morf – Yes, Nick Mercurio – Yes

Motion carried.

Motion made by Nick Mercurio, seconded by Vice Chairman Jim Luckner, to set a public hearing for application #2026-3 to be held at 7:00pm on October 8th 2026.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner– Yes, Randi Morf – Yes, Nick Mercurio – Yes

Motion carried.

#2026-4-Site Plan Amendment Review

SBL: 62.82-5-15

Location: 398 Main Street

Applicant: The Belltower (Megan Brenn-White)

Zoning District: B-1

Megan Brenn-White and Margot Isaacs are present on behalf of this application.

This parcel was previously approved for a wedding venue. Mrs. Brenn-White would like to add the ability to host other events in the same space. The event space will physically remain the same, no changes to the interior or exterior are proposed. No changes in the kitchen are proposed, outside catering will be utilized for all events serving food. The second floor is now the offices of Upstate Curious Realty.

Five letters of support from neighbors/business owners were submitted by the applicant.

No referral to the Ulster County Planning Board is required for this application.

Motion made by Randi Morf, seconded by Vice Chairman Jim Luckner to classify the project as a Type II action pursuant to SEQRA, Part 617.5(c)(12).

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner– Yes, Randi Morf – Yes, Nick Mercurio – Yes

Motion carried.

Motion made by Vice Chairman Jim Luckner, seconded by Nick Mercurio, to refer this application #2026-4 to following agencies: Rosendale Highway Department, Rosendale Water & Sewer Department, Rosendale Police Department and the local Fire Department, Rosendale.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner– Yes, Randi Morf – Yes, Nick Mercurio – Yes

Motion carried.

The board discusses whether they will waive or set a public hearing for this proposed amendment.

Motion made by Nick Mercurio, seconded by Vice Chairman Jim Luckner, to set a public hearing for application #2026-4 to be held at 7:00pm on October 8th 2026.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner– Yes, Randi Morf – Yes, Nick Mercurio – Yes

Motion carried.

ADJOURNMENT:

Motion made by Chairman Billy Liggan, seconded by Vice Chairman Jim Luckner, to adjourn at 7:51pm.

Roll Vote: Chairman Billy Liggan – Yes, Vice Chairman Jim Luckner– Yes, Randi Morf – Yes, Nick Mercurio – Yes

Motion carried.

Respectfully submitted,
Brisa Casas
Planning Board Clerk