

TOWN OF ROSENDALE ZONING BOARD OF APPEALS  
RONDOUT MUNICIPAL CENTER  
1915 LUCAS AVE.  
COTTEKILL, NY 12419

Minutes  
Tuesday, January 20<sup>th</sup> 2026

Chairwoman Ann Houghtaling called the meeting to order at 7:04 pm.

Roll Call:

Chairwoman Ann Houghtaling	Present
Stephanie Ellis	Excused
Alan Krassowski	Present
Chris Maddern	Present
Kelleigh Mckenzie	Present
Councilperson, Bob Fade	Present
Brisa Casas, Clerk	Present

Minutes:

Motion made by Chairwoman Ann Houghtaling, seconded by Chris Maddern, to accept the minutes from December 16th 2025 with the following amendment:

Page 4 line 2 – change to “The new rules adopted require dispensaries to follow municipal code regarding signage.”

Roll Vote: Chairwoman Ann Houghtaling –Yes, Alan Krassowski –Yes Chris Maddern –Yes, Kelleigh Mckenzie –Yes

Motion Carried

## Old Business:

#2025-4-Interpretation

SBL: 70.34-3-9

Location: 8 Davis Street

Applicant: Martin Einemann

Zoning District: R-2

Martin Einemann and his attorney, Mr. James Bacon, are present on behalf of this application.

Mr. Bacon submits a letter to the board as a follow up to the previous meeting.

Mr. Einemann presents and submits to the board a copy of a letter, dated November 17<sup>th</sup> 2025. He received this letter from *State of New York Department of State Division of Building Standards & Codes* in response to a complaint he filed about the Rosendale Building Inspector.

Mr. Einemann asks if the Zoning Board has contacted any New York State Offices about this Interpretation application.

Board Member Kelleigh Mckenzie explains that this application is for an Interpretation of the Town Code of Rosendale therefore they review Town of Rosendale Code.

Motion made by Chairwoman Ann Houghtaling, seconded by Chris Maddern, to table this application until the February 17<sup>th</sup> 2026 Zoning Board Meeting.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Alan Krassowski –Yes Chris Maddern –Yes, Kelleigh Mckenzie –Yes

Motion Carried

## New Business:

#2026-1-Area Variance

SBL: 63.5-2-6

Location: 59 Greenkill Road

Applicant: Barbara Bert and Vincent Scillia

Zoning District: R-2

Barbara Bert and Vincent Scillia are present on behalf of this application.

- They would like to build an ADU on their parcel.
- They applied for an ADU grant from Ulster County.
- The parcel has an existing single-family residence on it they currently reside in.
- There was previously an old shed but it was in bad condition and it was demolished
- The plan is for their son and his family to move into the main house, and they will

downsize to the smaller ADU on the parcel.

- Greenkill Road is a quiet isolated residential side road.
- The property has been in their possession since 1989.
- They do not meet the acreage requirements pursuant to *Chapter 75: Density Control Schedule*
- The applicants invite the board members to come for a site visit of the property.
- Chair Houghtaling informs the applicants that the Zoning Board Members will individual reach out to her for a site visit but they will not be able to come as a group.

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh Mckenzie, to set the public hearing for this application #2026-1 to be held on February 17<sup>th</sup> 2026.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Alan Krassowski –Yes Chris Maddern –Yes, Kelleigh Mckenzie –Yes

Motion Carried

#2026-2-Area Variance

SBL: 62.82-2-13

Location: 264 Main Street (Rosendale Library)

Applicant: Katie Scott-Childress

Zoning District: R-3 SW

Katie Scott-Childress and Rosendale Library Board members are present on behalf of this application.

- The library would like to add onto the existing 1976 section of the building. The proposed addition will add 860 square feet for an ADA accessible bathroom and a separate children's reading room.
- 10 feet side setbacks and 25 feet rear setback is required.
- The variance requested is for the side and rear setbacks.
- Currently the library is one large open room and it is hard to have quiet space for adults during the same hours as the children's activities.
- A second bathroom is needed for the small children.
- There is more land available on the Main Street side of the property however adding onto the building in that location would ruin the historic aesthetic of the building.
- There was a previous variance granted in 1997 for an addition but unfortunately funding was not available to complete the project at the time it was granted.

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh Mckenzie, to set the public hearing for this application #2026-2 to be held on February 17<sup>th</sup> 2026.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Alan Krassowski –Yes Chris Maddern –Yes,

Kelleigh Mckenzie –Yes

Motion Carried

Motion made by Chairwoman Ann Houghtaling, seconded by Chris Maddern, to refer this application #2026-2-Area Variance to the Ulster County Planning Board for review and comments

Roll Vote: Chairwoman Ann Houghtaling –Yes, Alan Krassowski –Yes Chris Maddern –Yes, Kelleigh Mckenzie –Yes

Motion Carried

### Misc:

#### Rosendale Zoning Board Organizational Items 2026

1. Chairman of the Zoning Board – Ann Houghtaling
2. Zoning Board Clerk – Brisa Casas
3. Zoning Board Attorney - Marylou Christiana
4. Zoning Board Meetings Time and Location  
Time: 7:00pm, On the Third Tuesday of Each Month  
Location: The Rondout Municipal Center  
1915 Lucas Ave Cottekill NY 12419  
Room M-15
5. Zoning Board Newspaper – Daily Freeman

Motion made by Chris Maddern, seconded by Kelleigh Mckenzie to accept the 2026 *Organizational Items #1, #2, #3 and #4* as proposed.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Alan Krassowski –Yes Chris Maddern –Yes, Kelleigh Mckenzie –Yes

Motion Carried

Motion made by Kelleigh Mckenzie, seconded by Chris Maddern, to recommend the re-appointment of Ann Houghtaling to the Zoning Board for another full term.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Alan Krassowski –Yes Chris Maddern –Yes,

Kelleigh Mckenzie –Yes

Motion Carried

*Adjournment:*

Motion made by Chairwoman Ann Houghtaling, seconded by Chris Maddern, to adjourn the meeting at 8:10 pm.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Alan Krassowski –Yes Chris Maddern –Yes, Kelleigh Mckenzie –Yes

Motion carried.

Respectfully submitted,  
Zoning Board of Appeals Clerk  
Brisa Casas