

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

Minutes
Tuesday, December 16th 2025

Chairwoman Ann Houghtaling called the meeting to order at 7:03 pm.

Roll Call:

Chairwoman Ann Houghtaling	Present
Stephanie Ellis	Present
Alan Krassowski	Present
Chris Maddern	Present
Kelleigh Mckenzie	Present
Councilman Marc Cassidy	Excused
Brisa Casas, Clerk	Present

Executive Session:

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh Mckenzie, to enter an executive session at 7:04pm due to discussions regarding proposed, pending or current litigation.

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

Motion Carried.

- No action was taken during executive session.

Motion made by Chairwoman Ann Houghtaling, seconded by Stephanie Ellis, to end the executive session at 7:21pm.

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

Motion Carried

Minutes:

Motion made by Chris Maddern, seconded by Kelleigh Mckenzie, to accept the minutes from November 18th 2025.

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

Motion Carried

Public Hearing:

#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.

The following is discussed about this application:

- Mr. Einemann lives at 10 Davis Street. He applied for this Interpretation. He disagrees with the Rosendale Building Inspector's issuance of a building permit to conduct a renovation at 8 Davis Street. The existing building at 8 Davis had an open porch with the front door entrance on the first floor and the second floor above the porch was finished space. The renovation of the residence includes enclosing the lower level of the front porch.
- Mr. Seth Levy is the owner of 8 Davis.
- This application's public hearing was originally opened on November 18th 2025. The board decided to leave it open until this December 16th 2025 meeting.
- Board Member Chris Maddern tells the board he conducted a Site Visit prior to this meeting.
- The board reviews a letter received from the Rosendale Building Inspector, Nick Wulczyn in which he responds to a letter submitted by Mr. Bacon.
- The Building Inspector Nick Wulczyn's letter states that the code referenced by Mr. Bacon was not from the Town of Rosendale Code, upon further research he discovered that the code referenced in his letter is from the Town of Gardiner. His letter concludes that the statements made lack any supporting evidence that demonstrates the project at 8 Davis Street does not meet the requirements of the Town of Rosendale Code.
- Mr. Bacon acknowledges the code he referenced in his letter is not from the Town of Rosendale Code however he feels the Rosendale Building Inspector should still have addressed the substance of his claim in the letter.

Public Comments:

- Mr. Seth Levy reads out loud and submits a copy of the letter as his response to the application of Interpretation on his renovation. He emphasizes that his architect worked very hard to make the residential renovations keep in character with the existing neighborhood.
- Mr. Einemann disagrees that the space above the porch was finished space, he states that it was used for storage.
- Ted Purdhome - Mr. Purdhome submitted an email with written comments about this application.
- Janet Wygal – Mrs. Wygal submitted an email with written comments about this application.
- Mr. Einemann informs the board that he has contacted the appropriate New York State Departments in reference to this application review.

Motion made by Chairwoman Ann Houghtaling, seconded by Chris Maddern, to close the public hearing for this application #2025-4- Interpretation at 7:45pm.

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

Motion Carried

Old Business:

#2025-5-Area Variance

SBL: 62.16-2-19

Location: 2223 Route 32

Applicant: Royal Blend Dispensary

Zoning District: R-2

Acreage: 0.80

General Manager Carlise Whigham and Assistant Manager Jason Squilante are present on behalf of this application.

The following is discussed about this application:

- They would like to add 2 more signs for their business Royal Blend Dispensary located at 2223 Route 32.
- They currently have one sign on the building.
- Two 3 x 5 single sided signs are requested. They will be free-standing, on each end of the parcel for customers traveling on Route 32 in both directions.
- The signs are needed because customers are having difficulty finding the business.
- Board Member Mckenzie asks about the OCM regulations referenced in their application.

She researched the code referenced in this application and it appears it was not adopted. The new rules adopted require dispensaries to follow municipal code regarding signage.

Resolution #4 of 2025

WHEREAS, Royal Blend Dispensary submitted application #2025-5 for an Area Variance for signage. The property is located in a Zoning District R2. The property is located at 2223 Route 32, Kingston, New York 12401 Tax ID 62-16-2-19; and

WHEREAS, the applicant proposes to install two 3x5 feet, one sided signs, at a five foot height and a total face area of fifteen square feet, to improve visibility from State Route 32, citing the buildings setback and limitations on the number of signs as limiting factors ;and

WHEREAS, the ZBA conducted a public hearing on November 18th, 2025 in regards to the above referenced application where all those wishing to be heard were heard; and

WHEREAS, the ZBA has reviewed the Environmental Assessment Form submitted by the applicant, stating there is no environmental impact; and

WHEREAS, the ZBA has reviewed, considered and deliberated about the variance requested and the written and verbal comments received in connection with the variance application;

NOW, THEREFORE, BE IT RESOLVED, that the ZBA hereby determines that the application meets the requirements of the Zoning Code as set forth below.

1. An undesirable change will not be produced in the character of the neighborhood.
 - The proposed signage is in a neighborhood where there are multiple billboard size signs.
2. The benefit sought by the applicant cannot be achieved by some method other than the requested variance.
 - Due to the building's location, the existing conforming sign is not visible to passing motorists.
3. The requested area variance is not substantial.

- The setbacks must exceed fifty feet for the second sign to be allowed; the existing building is set back approximately 42'. The third sign is not allowed but becomes necessary because the building's position in relation to State Route 32 making it improbable that northbound traffic would see signs one or two without knowing their location.
- 4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.
 - No structural or landscaping changes will be made.
- 5. The alleged hardship is self-created.
 - The alleged hardship is partly self-created but outweighed by adequate business identification.

BE IT FURTHER RESOLVED, the proposed variance is the minimum variance that is necessary and adequate to achieve the applicant's goal and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

BE IT FURTHER RESOLVED, that the ZBA therefore grants the requested area variance subject to the following conditions:

1. All fees are paid in full.
2. The signs do not exceed five feet in height, be no nearer than ten feet off the property line, not exceed 15 square feet of total face area, only display on one side and not face substantially at right angles to the road.

Duly adopted this 16th day of December 2025 by the following vote:

Motion made by Chair Ann Houghtaling, seconded by Kelleigh McKenzie, to approve Resolution #4 of 2025 for application #2025-5-Area Variance.

Chair Ann Houghtaling – Yes, Stephanie Ellis – Yes, Alan Krassowski – Yes, Kelleigh McKenzie – Yes, Chris Maddern - Yes

Roll Vote: Yes-5, No-0

Motion Carried

Adjournment:

Motion made by Chairwoman Ann Houghtaling, seconded by Chris Maddern, to adjourn the meeting at 8:01 pm.

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

Motion carried.

Respectfully submitted,
Zoning Board of Appeals Clerk
Brisa Casas