

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

Draft Minutes
Tuesday, November 18th 2025

Chairwoman Ann Houghtaling called the meeting to order at 7:02 pm.

Roll Call:

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

Minutes:

Motion made by Alan Krassowski, seconded by Chris Maddern, to accept the minutes from October 21st 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 James Bacon are present on behalf of this application.

The following is discussed about this application:

- Mr. Einemann 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.
- Mr. Einemann lives at 10 Davis Street.
- Mr. Seth Levy is the owner of 8 Davis.
- 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 living space.
- The renovation of the residence includes enclosing the lower level of the front porch.

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh McKenzie, to open the public hearing for this application #2025-4 at 7:14pm

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

Motion Carried

Public Comments:

- Mr. Einemann submits a written letter of his comments after reading it out loud with the board. Mr. Einemann believes the building permit should not have been issued and it should have been denied. He does not agree that the steps are part of the building footprint. He does not believe the Building Inspector has the authority to allow the conversion of non-living space into livable space.
- Neighbor on Davis Street – She is in support of this project and she says that Mr. Levy is improving the property and is making it look nice for the neighborhood.
- Seth Levy – He shared information about his construction plans with Marty prior to submitting his building permit application. He does not intend to use it for a short-term rental. He thought the area was a nice neighborhood with easy rail trail access. He wanted to fix it up for his family to live there but this current neighbor dispute has caused him hesitation. He went through the review for his renovation with an architect and the building inspector.
- Janet Wygal – She lives on Elting Road and shares a back yard property line with 8 Davis Street. She requests to review the construction plans and she is given her own copy to keep and review. She asks about the porch in the back yard.
- John Hughes – He asks if the dwelling is on parcel that is pre-existing non-conforming.

- Neighbor - She speaks in support of Mr. Levy's renovation of the dwelling. She agrees it will help improve the neighborhood when it is complete.

Motion made by Chairwoman Ann Houghtaling, seconded by Alan Krassowski, to keep the public hearing open for this application #2025-4 until the next meeting on December 16th 2025.

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

Motion Carried

Mr. Einemann also informs the board he called the NYS Department of State (DOS) Division of Building Standards and Codes to submit a complaint about the Rosendale Building Inspector.

#2025-5-Area Variance

SBL: 62.16-2-19

Location: 2223 Route 32

Applicant: Royal Blend Dispensary

Zoning District: R-2

Acreage: 0.80

Delaurna Murphy (business owner) and Reginald Flannigan are present on behalf of this application. The general managers are also present.

Motion made by Chairwoman Ann Houghtaling, seconded by Stephanie Ellis, to open the public hearing for this application #2025-5 at 7:44 pm

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

Motion Carried

Public Comment:

A direct neighbor asks to see the plans for the proposed sign locations and asks about the height of the signs and if they will be illuminated.

The business owner responds that there is no proposed lighting for the signs and they will be approximately 5 ft tall.

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.
- The free-standing new signs will be added to each end of the parcel.

- Two 3 x 5 single sided signs are requested.
- The signs are needed because customers are having difficulty finding the business.
- Board Member Mckenzie asks about the OCM regulations referenced in their application.

Motion made by Kelleigh Mckenzie, seconded by Stephanie Ellis, to close the public hearing for this application #2025-5 at 8:02 pm

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

Motion Carried

Adjournment:

Motion made by Kelleigh Mckenzie, seconded by Chris Maddern, to adjourn the meeting at 8:07 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