

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

Minutes
Tuesday, October 21st 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	Present
Brisa Casas, Clerk	Present

Minutes:

Motion made by Kelleigh Mckenzie, seconded by Chris Maddern, to accept the minutes from September 16th 2025.

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

Motion Carried

Old Business:

#2025-3-Area Variance

SBL: 62.11-2-3

Location: 31 Lake Hill Road

Applicant: Aaron and Marya Schock

Zoning District: A

Acreage: 2.11

Aaron Schock is present on behalf of this application.

The following is discussed about this application:

- The board reviews two written comments received via email about this application.

- After the public hearing Aaron took some of the comments into consideration and revised his footprint to move farther away from one of the neighboring parcels.
- He increased the overall footprint to 4,000 sq ft total, which includes decks/porches/garages in the footprint.
- He is keeping a tree line for privacy between his home and the lake.
- Board member Kelleigh McKenzie did a site visit and it was her opinion that this new structure would have minimal obstruction to the parcels on the other side of Lake Hill Road. She also observed plenty of trees including the large maples Mr. Schock referenced. It seemed like plenty to keep for a buffer between his parcel and the neighbor's closest parcel.
- The board discusses the possibility of limiting the structure to one floor level to help mitigate concerns received about blocking views of the lake from other parcels.

Resolution #3 of 2025

WHEREAS, Aaron and Marya Schock submitted application #2025-3 for an Area Variance for setback requirements. The property is located in Zoning District A. The property is located at 31 Lake Hill Road, Kingston, New York 12401 Tax ID 62.11-2-3; and

WHEREAS, the ZBA conducted a public hearing on September 15th, 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 existing neighborhood is residential and the proposed structure is also for residential use.
2. The benefit sought by the applicant cannot be achieved by some method other than the requested variance. The applicant does not own any adjoining parcels to combine with this parcel to help him meet the density requirements.
3. The requested area variance is substantial. The applicant is asking for approximately a 40% variance on the setbacks and approximately 68% variance on the acreage. He currently has 2.67 acres, and he is required another 1.83 acres to meet the 4.5 needed overall for this proposed structure.

4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. The existing neighborhood is residential. This additional dwelling will help increase housing which is desperately needed in our community.
5. The alleged hardship is not self-created. This parcel was purchased as a summer home, however the economy has changed and the parcel owners are now in need of a dwelling that meets their family's needs for full time residence.

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. Construction is restricted to a single-story structure and the entire footprint of the structure including decks, porches, garages is no more than 4,000 square feet total.

Duly adopted this 21st day of October, 2025 by the following vote:

Motion made by Chair Ann Houghtaling, seconded by Chris Maddern, to approve Resolution #3 of 2025 for application #2025-3-Area Variance-31 Lake Hill Road.

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

Motion Carried

New Business:

#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. He is also present at this meeting.
- 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 porch and removing the front door. The front door is being relocated with the renovation.
- Mr. Einemann believes the building permit should not have been issued. His opinion is that the building permit should have been denied, and Mr. Levy should have applied to the Zoning Board of Appeals for an Area Variance.

Motion made by Chairwoman Ann Houghtaling, seconded by Alan Krassowski, to set a public hearing for this application #2025-4 to take place on November 18th 2025.

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

Motion Carried

#2025-5-Area Variance

SBL: 62.16-2-19

Location: 2223 Route 32

Applicant: Royal Blend Dispensary

Zoning District: R-2

Acreage: 0.80

Ed Parker (property owner) and Delaurna Murphy (business owner) are present on behalf of this application. The general managers Jason and Carl are also present.

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 have one sign on the building.
- The new signs will be added on each end of the parcel.
- The building is roughly 42ft-47ft away from the road.
- Chair Houghtaling asks for clarification on the measurement on a revised site plan.
- Are there any DOT restrictions for the sign on the side of the parcel where Kallop Road connects to Route 32?
- The applicant (Mr. Nelson) responds that they have had conversations with the DOT about this and there does not seem to be any restrictions from them on it in that specific location.
- Chair Houghtaling asks if the applicant can get some written correspondence with that statement from the DOT for the board.
- No Ulster County Planning Board referral is needed according to the referral matrix.

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh Mckenzie, to set a public hearing for this application #2025-5 to take place on November 18th 2025.

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 Stephanie Ellis, to adjourn the meeting at 8:20 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