

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

Minutes
Tuesday, August 18th 2020

Chair Ann Houghtaling calls the meeting to order at 7:05 pm.

Roll Call:

Chairwoman Ann Houghtaling	Present
Richard Hermance	Present
Kelleigh Mckenzie	Present
Michael Camargo	Excused
Gary Jacobson	Present
Brisa Casas, Clerk	Present

There is no council member present at this meeting.

Minutes:

Motion made by Acting Chair Gary Jacobson, seconded by Kelleigh Mckenzie, to accept the minutes from July 21st 2020.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Richard Hermance –Yes, Gary Jacobson –Yes, Kelleigh Mckenzie –Yes

Motion Carried.

New Business:

#2020-3-Area Variance

SBL: 62.18-1-12

Location: Risa Lane

Applicant: Felecia Kelder

Felecia Kelder is present on behalf of this application.

The following is discussed about this application:

- Felecia is representing the property owner for this application and she has a signed letter of authorization from them.
- The board reviews the Short Environmental Assessment Form Part 1
- The board reviews the criteria for an Area Variance.
- The applicant is requesting an area variance on a vacant lot for the required acreage for parcel per dwelling.
- The parcel currently has an acreage of 0.60
- This parcel is undersized for the current Town of Rosendale Code Chapter 75: ZONING - Density Control Schedule.

- The board reviews the required area and setbacks in an R-1 Zoning District (Density Control Schedule)
- A parcel in an R-1 Zoning District requires the following:
 - Area – 1 acre
 - Per Dwelling Area – 1 acre
 - Front Setback – 35 ft
 - Side Setback – 20 ft
 - Rear Setback – 35 ft
- Septic and Well locations are determined and permitted by the Ulster County Health Department, therefore all rules and regulations are set by them.
- It is brought to attention that the letter of authorization specifies that Felecia can represent for the building permit application. She is asked to obtain and submit a revised version of the letter to include authorization to represent in front of the Zoning Board.
- The applicant is asked to revise and resubmit the application for the questions to be answered from the current owner’s perspective.
- A previous application was reviewed for a different vacant lot on Risa Lane that was very similar in size to this parcel. It would appear they were created from the same original subdivision. The board asks the clerk to find the resolution from that application for their review.

Motion made by Chairwoman Ann Houghtaling, seconded by Richard Hermance, to set the public hearing for September 15th 2020 at 7:00pm.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Richard Hermance –Yes, Gary Jacobson –Yes, Kelleigh Mckenzie –Yes

Motion Carried.

Misc:

- Board Member Mckenzie brings to the boards attention an update/revision is necessary for the Area Variance application. The application should include one of the question from the Area Variance Criteria checklist.

Adjournment:

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh Mckenzie, to adjourn the meeting at 7:24 pm.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Richard Hermance –Yes, Gary Jacobson –Yes, Kelleigh Mckenzie –Yes

Motion Carried.

Respectfully submitted,
Zoning Board of Appeals Clerk

Brisa Casas