

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

Minutes  
Tuesday, October 20<sup>th</sup> 2020

Chairwoman Ann Houghtaling called the meeting to order at 7:05 pm.

Roll Call:

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

Minutes:

Motion made by Richard Hermance, seconded by Gary Jacobson, to accept the minutes from September 15th 2020.

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

Yes-4

Abstain-1

Motion Carried.

Old 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 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.

- Felicia submitted a letter from the property owner giving her permission to represent them in front of the Rosendale Zoning Board, which was requested of her at the last meeting.
- The owner purchased the parcel on March 30<sup>th</sup> 1978
- The board kept the public hearing open for 2 weeks for written comments.
- Written comments from neighbors and letters of support from neighbors were submitted.
- Some of the board members went to the property for an on-site visit.
- A previous ZBA application was brought up during discussion and compared to this application since it was a very similar property and the landowner also applied to the board for an Area Variance for undersized acreage.
- The board reviews Town of Rosendale Code §75-35 *Existing Undersized Lots*
- This specific code has come up in prior applications and after discussion the board thinks they may need to confer with the Town or Rosendale Attorney about it.
- The board decides to table the decision on this application and continue the discussion at the November meeting.

### *New Business:*

Chairwoman Ann Houghtaling abstains from this application, board member Kelleigh Mckenzie will serve as acting chair during this application review.

#### #2020-4-Area Variance

SBL: 62.82-5-17

Location: 382 Main Street

Applicant: Ron Faia

Ron Faia is present on behalf of this application.

- The applicant is requesting an area variance on an undersized lot for the required acreage per dwelling and for the rear setback requirements.
- The applicants parcel has an existing trailer on an undersized lot located at 382 Main Street
- The applicant would like to replace the trailer however the existing trailer is a smaller size than a standard trailer now. Mr. Faia states that they don't manufacture the trailer size anymore unless by special order.
- This property is located in a B-1 Zoning District
- Mr. Faia tells the board he will move the placement of the trailer to try and meet the rear setback requirements.
- Setback Requirements in a B-1 Zone = Front – 0ft Side – 0ft Rear – 20ft
- If the Site Plan is updated a revised version should be submitted.

Motion made by Michael Camargo, seconded by Gary Jacobson, to set the public hearing for

November 17<sup>th</sup> 2020 meeting at 7:00pm.

Roll Vote: Acting Chair Kelleigh Mckenzie –Yes, Richard Hermance–Yes, Gary Jacobson –Yes, Michael Camargo – Yes

Motion carried.

#2020-5-Area Variance

SBL:70.42-4-12

Location: 741 Springtown Road

Applicant: Gianni Decicco

Gianni Decicco is present on behalf of this application.

- The applicant is requesting an area variance on an undersized lot for the required acreage per dwelling.
- The applicant would like to converted an existing garage into an apartment and a three-car garage.
- The parcel has an existing Two-Family residence and an old garage.
- If the Area Variance was granted the parcel would have a total of three dwelling units.
- This property is located in an R-2 Zoning District
- How much parking is on the parcel? Mr. Decicco says there is currently plenty of parking in his driveway for the two existing apartments and once it is fixed up the garage can be parking for tenants in the new apartment.

Motion made by Chairwoman Ann Houghtaling, seconded by Gary Jacobson, to set the public hearing for November 17th 2020 meeting at 7:00pm.

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

Motion carried.

*Adjournment:*

Motion made by Kelleigh Mckenzie, seconded by Michael Camargo, to adjourn the meeting at 8:10pm.

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

Motion carried.

Respectfully submitted,  
Zoning Board of Appeals Clerk  
Brisa Casas