

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

Minutes
Tuesday, September 15th 2020

Acting Chair Kelleigh Mckenzie called the meeting to order at 7:01 pm.

Roll Call:

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

Kelleigh Mckenzie serves as Acting Chair for this meeting.

Minutes:

Motion made by Richard Hermance, seconded by Gary Jacobson, to accept the minutes from August 18th 2020.

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

Yes-3
Abstain-1

Motion Carried.

Public Hearing:

#2020-3-Area Variance

SBL: 62.18-1-12

Location: Risa Lane

Applicant: Felecia Kelder

Felecia Kelder is present on behalf of this application.

Motion made by Gary Jacobson, seconded by Richard Hermance, to open the public hearing at

7:04pm.

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

Motion carried.

- 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 30th 1978

Public Comments:

Helena Hough

She is a neighbor who is concerned about this parcel having a house built on it. She is not in favor of this application.

*See attached written comments submitted by Mrs. Hough

Lynda Dubois

She is a neighbor directly next to the parcel and is not in favor of a house being built on it. She is concerned the grade of the property is on a slope and they will need to do a lot of excavation to level it which would directly disturb her and her family. She is also not in favor of the house being located in such close vicinity to her home, she would like to maintain a buffer of land between her and her neighbors for privacy.

Paul Fargione

He has concerns about a house being built on this parcel, specifically disturbance of noise during construction. He is not in favor of this application.

*See attached written comments submitted by Mr. Fargione

Jim Malak

He is a neighbor in favor of this application being approved. He tells the board that his parcel and many other parcels in the neighborhood have similar acreage with a single-family residence. He does not understand why there is such a concern for another residential lot to be developed.

- The board discusses keeping the public hearing open for written comments only for 2 weeks.
- The board asks if it's possible to get permission from the property to do an on-site visit to the parcel. Felecia responds that she will get written permission and she is also willing to meet the board members.

Motion made by Michael Camargo, seconded by Richard Hermance, to keep the public hearing open for 2 weeks for written comments only.

Roll Vote: Acting Chair 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 7:26pm.

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

Motion carried.

Respectfully submitted,
Zoning Board of Appeals Clerk
Brisa Casas