

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

Minutes
Tuesday, August 20th 2024

Chairwoman Ann Houghtaling called the meeting to order with the pledge to the flag at 7:05pm

Roll Call:

Chairwoman Ann Houghtaling	Present
Kelleigh Mckenzie	Present
Jeff Miller	Excused
Alan Krassowski (Alternate)	Present
Councilwoman Carrie Wykoff	Excused
Brisa Casas, Clerk	Present

Minutes:

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh Mckenzie, to accept the minutes from June 18th 2024.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Kelleigh Mckenzie – Yes, Alan Krassowski – Yes

Motion Carried

New Business:

#2024-3-Area Variance

SBL: 70.9-2-6

Location: 136 Bruceville Road

Applicant: Maria Reidelbach

Zoning District: R1

Acreage: 1.13

Maria Reidelbach is not present, her architect, Michael McDonough, is present on her behalf to represent this application.

Mrs. Reidelbach wants to convert a space in her existing garage into an accessory dwelling unit. She does not meet the required setbacks from her front property line, therefore she needs an Area Variance.

Motion made by Kelleigh Mckenzie, seconded by Chairwoman Ann Houghtaling, to set a public hearing for application #2024-3-Area Variance, to be held on September 17th 2024.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Kelleigh Mckenzie – Yes, Alan Krassowski – Yes

Motion Carried

#2024-4-Use Variance

SBL: 62.82-5-30

Location: 316 Main Street

Applicant: Anissa Kapsales

Zoning District: R-3 (Both Municipal S & W)

Acreage: .21

Anissa Kapsales is present on behalf of this application.

- Mrs. Kapsales wants to convert an existing outbuilding in her back yard into an accessory dwelling unit for rental.
- She will be obtaining a grant through RUPCO to do the work.
- She does not meet the Accessory Dwelling Unit code for adding another unit because her parcel is already currently a multi-family residence. An additional ADU is prohibited therefore she needs a Use Variance.
- The outbuilding is currently used for her office/workshop and storage.
- She will need to extend the utility lines for water/sewer to convert it to an apartment.

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh Mckenzie, to set a public hearing for application #2024-4-Use Variance, to be held on September 17th, 2024.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Kelleigh Mckenzie – Yes, Alan Krassowski – Yes

Motion Carried

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh Mckenzie, to refer application #2024-4-Use Variance, to the Ulster County Planning Board for review and comments.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Kelleigh Mckenzie – Yes, Alan Krassowski – Yes

Motion Carried

Adjournment:

Motion made by Chairwoman Ann Houghtaling seconded by Alan Krassowski, to adjourn the meeting at 8:01pm.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Kelleigh Mckenzie – Yes, Alan Krassowski – Yes

Motion Carried

Respectfully submitted,
Zoning Board of Appeals Clerk
Brisa Casas