

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

Minutes
Tuesday, February 20th 2024

Chairwoman Ann Houghtaling called the meeting to order with the pledge to the flag at 7:00pm

Roll Call:

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|-----------------------------|---------|
| Chairwoman Ann Houghtaling | Present |
| Gary Jacobson | Excused |
| Kelleigh Mckenzie | Present |
| Jeff Miller | Present |
| Michael Camargo | Present |
| Alan Krassowski (Alternate) | Excused |
| Councilwoman Carrie Wykoff | Excused |
| Brisa Casas, Clerk | Present |

New Business:

#2024-1-Area Variance
SBL: 70.43-1-26.200
Location: 29 Bedford Ave
Applicant: Vicki Briggs
Zoning District: R-2
Acreage: 1.29

Vicki Briggs and her daughter Courtney are present on behalf of this application.

The following is discussed about this application:

- There is road frontage for a driveway.
- Mrs. Briggs spoke with the Ulster County Health Department regarding the septic and well. She has not submitted an application for the septic/well yet but was given verbal confirmation that her parcel met the requirements for their standards.
- They consulted an engineer, he told them the geographic location of Tillson is a lot of sand and is preferable for septic/wells.
- The well will be located in front of the house.
- The septic will be located in the rear of the property.
- There are two separate parcel SBL's for the properties, however the deed reflects the parcels being combined in acreage.
- The Ulster County records reflect 29 Bedford as being 1.29 acres.

- Question of how she is being taxed for the parcels.
- Review of the Deed : 1.842 acreage is on deed submitted.
- Minimal tree removal is needed because the lot is mostly an open field.
- Parcel is located in a R2 Zoning District with private water/septic.
- Requirements of an R2 Zoning District according to Rosendale Town Code Chapter 75-Density Control Schedule are:
Per Dwelling Acreage = 1 acre Front/Rear Setbacks = 35 feet
Side Setbacks = 20 feet
- The review of this application will be based on parcel acreage 1.29 and that the parcel does not meeting the required acreage for a second dwelling according to the Rosendale Town Code Chapter 75-Density Control Schedule.
- The Rosendale Building Inspector reviewed the building permit application for the parcel acreage of 1.29.
- The applicant submitted a drawing with the application that shows the proposed location of the residence and it is demarcated clearly that the proposed dwelling will meet the setback requirements from the property lines per the Rosendale Town Code Chapter 75-Density Control Schedule.
- The neighborhood where Bedford Road is located and the applicant informs the board that it has other parcels with similar acreage and single family residence on them.
- SEQRA EAF – #11 change answer to “NO”, #15 – add information about how neighborhood is existing with other residential parcels similar in acreage size.
- Application Questions Review - #14 – Applicant should revise this answer to support the requested variance.

Motion made by Kelleigh Mckenzie, seconded by Michael Camargo, to set the public hearing for #2024-1-Area Variance to take place on March 19th 2024 at 7:00pm.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Michael Camargo – Yes, Kelleigh Mckenzie – Yes, Jeff Miller – Yes

Motion Carried

Misc:

Board Business:

Rosendale Zoning Board Organizational Items 2024

- 1) Chairman of the Zoning Board – Ann Houghtaling
- 2) Zoning Board Clerk – Brisa Casas
- 3) Zoning Board Attorney - Marylou Christiana

- 4) Zoning Board Meetings Time and Location:
7:00pm, on the third Tuesday of each month, at the Rondout Municipal Center, 1915 Lucas Ave Cottekill NY 12419
- 5) Zoning Board Newspaper – Daily Freeman
- 6) Full Term Board Member Re-appointment – Mike Camargo
- 7) Alternate Board Member 1-year Re-Appointment – Alan Krassowski

Michael Camargo informs the board that he and his family will be moving to another town soon and he will not be able to be on the Zoning Board of Appeals for another term. He will send a letter of resignation to make it official. The board thanks him for his years of service to the community of Rosendale and for his dedication to serve on the Zoning Board of Appeals.

Alan Krassowski was asked via email if he would commit to another year term on the Zoning Board as an alternate member. He responded “Yes” via email, that he wants to serve another alternate board member term.

Motion made by Chairwoman Kelleigh McKenzie, seconded by Michael Camargo, to accept the organizational items as presented.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Michael Camargo – Yes, Kelleigh McKenzie – Yes, Jeff Miller – Yes

Motion Carried

Motion made by Chairwoman Ann Houghtaling, seconded by Jeff Miller, to recommend the re-appointment of Alan Krassowski to serve an alternate board member 1-year term.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Michael Camargo – Yes, Kelleigh McKenzie – Yes, Jeff Miller – Yes

Motion Carried

Two residents, Mr. and Mrs. Andersen who live on Bruceville Road asked to speak to the board at the end of the meeting. They had complaints/concerns regarding Camp Menucha on Bruceville Road.

The comments were regarding the following: lighting, noise, speeding on the road, delivery trucks beeping and speeding, amplified music and loud speaker use, garbage, human waste.

The residents requested the Zoning Board help intervene with the issues they are having. They asked if the Zoning Board of Appeals has the ability to rescind the pre-existing

non-conforming status of the parcel currently being used as a summer camp. The camp is in a residential zone R-1.

Chair Ann Houghtaling informs the residents that the Zoning Board of Appeals does not have the authority to revoke pre-existing non-conforming status of parcels within the town.

Mr. and Mrs. Andersen were informed by Zoning Board of Appeals/Planning Board clerk, Brisa Casas, that Camp Menucha currently had an application in front of the Planning Board, which is a different board that meets on a different night.

Mr. and Mrs. Andersen were informed that the Camp Menucha application was set to hold a public hearing on March 14th 2024. They were encouraged to attend the meeting and speak to/inform the Planning Board about the comments/concerns regarding the camp.

Mr. and Mrs. Andersen were also informed that they had the ability to send written comment via email to submit the pictures/videos they referenced having for the Planning Board to review.

Chair Ann Houghtaling wrote down the Planning Board March 14th 2024 meeting date/time/room and the Planning Board clerk, Brisa Casas, email address to submit written comments for the public hearing. Mr. and Mrs. Andersen were given the paper with the Planning Board Meeting information.

Adjournment:

Motion made by Michael Camargo, seconded by Chairwoman Ann Houghtaling, to adjourn the meeting at 8:07pm.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Michael Camargo – Yes, Kelleigh Mckenzie – Yes, Jeff Miller – Yes

Motion Carried

Respectfully submitted,
Zoning Board of Appeals Clerk
Brisa Casas