

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

Minutes
Tuesday, May 21st 2024

Chairwoman Ann Houghtaling called the meeting to order with the pledge to the flag at 7:01pm

Roll Call:

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

Minutes:

Motion made by Jeff Miller, seconded by Chairwoman Ann Houghtaling, to accept the minutes from April 16th 2024.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Jeff Miller – Yes, Alan Krassowski – Yes

Motion Carried

New Business:

#2024-2-Area Variance

SBL: 70.26-3-23

Location: Corner of Brown Ave and South Street

Applicant: Molly Muller

Zoning District: R-2 (Both S&W)

Acreage: .14

Molly Muller is present on behalf of this application.

The following is discussed with the applicant about this application:

- Miss Muller inherited this parcel from her grandparents and historically this parcel has been owned by her family for multiple generations.
- The intent of her inheriting this parcel was for her to have land to build a house.
- Miss Muller is proposing to construct a single-family residence.

- The building permit application was denied because she does not meet both the setback requirements and acreage requirements in an Zoning District: R-2 (Both S&W)
- The lot is currently vacant. There is no history of a structure being on the parcel in the past.
- The majority of the parcel is open grass. Some small trees and shrubs are on the rear of the parcel near the neighboring parcel lines.
- No significant tree removal is needed to construct the proposed dwelling.
- The board reviews the SEQRA Short Environmental Assessment Form Part 1 provided by the applicant.
- SEQRA SEAF Question #12b – Miss Muller informs the board it is an autofilled answered by the DEC online form. The board discusses what the archeological site on the SHPO registry is within this parcels proximity.
- The canal on Main Street is near this parcel but on the other side of the creek. However its possible that this parcel is within the SHPO registry buffer zone.
- There is no canal or lock on this parcel.
- No detailed information is given on the last page of the SEAF about why this answer to #12b is yes.
- SEQRA SEAF Question #20 - Miss Muller informs the board it is also an autofilled answered by the DEC online form. The board discusses where the hazardous site could be in relation to this parcel. No detailed information is given on the last page of the SEAF about why this answer to #20 is yes.
- The applicant is asked to try and find more information on Questions #20 and #12b from the DEC/SHPO.
- Chairwoman Houghtaling asks if pictures of surrounding lots similar in size with single family residences can be submitted to help support the document Miss Muller included with her original application that had a list of surrounding parcels and their lot sizes.
- The board reviews the answers to the application questions provided by Miss Muller.
- The board asks Miss Muller to revise questions #17 and #18 on the application.
- An email correspondence was received from the Town of Rosendale Assessor regarding a strip of land (labeled Owner Unknown) that appears on Miss Mullers survey. He stated that it is not part of Miss Mullers parcel but it is also not a separate parcel. His email explains that the strip of land is dedicated to be part of the road, Brown Ave. However, the road does not currently exist within that area of the demarcated strip on her plot plan.
- Requirements of parcels within a Zoning District: R-2 (Both S&W) – Area = 12,500 square feet, Front/Rear Setbacks = 35 feet, Side Setback = 12.5 feet
- 12,500 square feet is needed vs. 5,000 square feet is existing

Motion made by Chairwoman Ann Houghtaling, seconded by Jeff Miller, to set the public hearing for application #2024-2-Area Variance to be held on June 18th 2024.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Jeff Miller – Yes, Alan Krassowski – Yes

Motion Carried

Adjournment:

Motion made by Jeff Miller, seconded by Chairwoman Ann Houghtaling, to adjourn the meeting at 7:47pm.

Roll Vote: Chairwoman Ann Houghtaling –Yes, Alan Krassowski – Yes, Jeff Miller – Yes

Motion Carried

Respectfully submitted,
Zoning Board of Appeals Clerk
Brisa Casas