

TOWN OF ROSENDALE ZONING BOARD OF APPEALS
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419
DRAFT Minutes
Tuesday, November 19th 2024

Chairwoman Ann Houghtaling called the meeting to order with the pledge to the flag at 7:04pm

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 Kelleigh Mckenzie, seconded by Chairwoman Ann Houghtaling, to accept the minutes from October 15th 2024

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

Motion Carried

Public Hearing:

#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.

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh Mckenzie, to close the public hearing for application # 2024-4 at 7:07pm.

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

Motion Carried

A letter was received from Mrs. Kapsales attorney, Michael Moriello, stating their intention to rescind the Use Variance application.

Mrs. Kapsales verbally informs the board she is rescinding the Use Variance application. They will discuss the project with the Rosendale Building Inspector and possibly seek an Interpretation of the code.

No action was taken on this application by the Zoning Board of Appeals.

Misc:

The Zoning Board of Appeals reviews and discusses the newly adopted Accessory Dwelling Unit-Local Law #4 of 2024.

How are Multi Family Residences addressed by the code?

The Accessory Dwelling Unit Code was intended to address Single Family Home parcels.

Accessory Dwelling Unit Code: (4) Zoning Districts – “or Multi Family Dwellings of no more than three dwelling units.”

Motion made by Kelleigh Mckenzie, seconded by Alan Krassowski, to recommend the board revise the Accessory Dwelling Unit-Local Law #4 of 2024 with the following revision:

[Page 2, Line 10] #4 Zoning Districts – At the end of the sentence add “or Multi Family Dwellings of no more than three dwelling units.”

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

Motion Carried

Motion made by Chairwoman Ann Houghtaling, seconded by Alan Krassowski, to recommend Chris Maddern for an alternate Zoning Board position on the board.

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

Motion Carried

Adjournment:

Motion made by Kelleigh Mckenzie, seconded by Chairwoman Ann Houghtaling, to adjourn the meeting at 7:37pm.

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

Motion Carried

Respectfully submitted,
Zoning Board of Appeals Clerk
Brisa Casas