

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

Minutes
Tuesday, October 15th 2024

Chairwoman Ann Houghtaling called the meeting to order with the pledge to the flag at 7:06pm

Roll Call:

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

Minutes:

Motion made by Chairwoman Ann Houghtaling, seconded by Alan Krassowski, to accept the minutes from September 17th 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 and her attorney, Michael Moriello, are 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.
- The referral of this application #2024-4-Use Variance was made to the Ulster County Planning Board for review and comments.
- The response of “*No County Impact*” was received from the Ulster County Planning Board
- The board received supplemental documents from Mrs. Kapsales to review. She revised answers to application questions #17, #18 and #23.
- A letter was also submitted from attorney Michael Moriello on behalf of Mrs. Kapsales.
- A representative from RUPCO is present to discuss housing and the need for it in Ulster County.
- Anissa explains to the board that she has personal financial hardship and she believes this ADU grant will help her.

Public Comment:

Kristina Carr – She lived on Main Street for 30 years and she is in favor of Anissa receiving this variance. She is a good neighbor and deserves the variance because housing is needed in Rosendale.

Main Street Neighbor -The is a need for housing and Anissa is a good landlord. Main Street needs rental for permanent residents. There are so many Short-Term Rentals that residents have a hard time finding housing.

- Mr. Moriello requests the public hearing for this application be left open until the November 19th 2024 meeting.

Motion made by Chairwoman Ann Houghtaling, seconded by Kelleigh Mckenzie, to keep the public hearing open until November 19th 2024, for application #2024-4-Use Variance, at the applicants request.

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 enter an Executive Session at 7:55pm.

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

Motion Carried.

- No motions were made during executive session.

Motion made by Chairwoman Ann Houghtaling, seconded by Alan Krassowski, to close an Executive Session at 8:08pm.

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

Misc:

The board reviews the Zoning Board of Appeals Fee Schedule that was last revised in 2021

Adjournment:

Motion made by Alan Krassowski seconded by Chairwoman Ann Houghtaling, to adjourn the meeting at 8:18pm.

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

Motion Carried

Respectfully submitted,
Zoning Board of Appeals Clerk
Brisa Casas