

TOWN OF ROSENDALE ZONING BOARD OF APPEALS
RONDOUT MUNICIPAL CENTER
1915 LUCAS AVE.
COTTEKILL, NY 12419
Minutes
Tuesday, May 20th 2025

Chairwoman Ann Houghtaling called the meeting to order with the pledge to the flag at 7:03pm

Roll Call:

Chairwoman Ann Houghtaling	Present
Alan Krassowski	Present
Chris Maddern	Present
Kelleigh Mckenzie	Excused
Jeff Miller	Present
Councilman Marc Cassidy	Present
Brisa Casas, ZBA Clerk	Present

Minutes:

Motion made by Jeff Miller, seconded by Chairwoman Ann Houghtaling, to accept the minutes from November 19th 2024.

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

Motion Carried.

New Business:

#2025-1-Area Variance

SBL: 62.82-5-30

Location: 316 Main Street Rosendale

Applicant: Anissa Kapsales

Representative: Michael Moriello

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

Acreage: 0.21

Anissa Kapsales and Michael Moriello are present on behalf of this application.

The Zoning Board discusses the following with the applicant about this application:

- The applicant, Mrs. Kapsales, has applied for an Area Variance to convert an existing outbuilding on her parcel into a dwelling. The building is currently used for storage.
- Mr. Moriello informs the board a survey was recently conducted on the parcel. The survey revealed an encroachment of the building on the side parcel line.
- There is a fence that both Mrs. Kapsales and the neighbor thought determined the property line between their properties. This was incorrect according to the survey.
- Mrs Kapsales and Mr. Moriello are working out an agreement with the neighbor and then they will apply for a Lot Line Adjustment with the Rosendale Planning Board to resolve this issue.
- No Ulster County Planning Board referral is required.

Motion made by Chairwoman Ann Houghtaling, seconded by Jeff Miller, to set the public hearing for application #2025-1-Area Variance-316 Main Street, to be held on June 17th 2025 at 7:00pm.

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

Motion Carried.

Motion made by Chairwoman Ann Houghtaling, seconded by Chris Maddern, to refer application #2025-1-Area Variance-316 Main Street, to the Rosendale Planning Board for comments.

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

Motion Carried.

#2025-2-Area Variance

SBL: 62.18-2-24

Location: 1904 Lucas Ave

Applicant: Anthony “Jack” Petruzzelli

Zoning District: R-1

Acreage: 0.90

Jack Petruzzelli is present on behalf of this application.

The Zoning Board discusses the following with the applicant about this application:

- The applicant, Mr. Petruzzelli, has applied for an Area Variance to build a fence that is taller than the allowable height pursuant to the Town of Rosendale Code.
- The front height restriction is *Four Feet Max*.
- Mr. Petruzzelli moved to the area a couple years ago. He loves the location but the building across the street at 1915 Lucas Ave has become increasingly busier.
- 1915 Lucas Ave is the Rondout Municipal Center which has the Municipal offices of both the Town of Rosendale and the Town of Marbletown, as well as a wing dedicated to the local branch of The ARC Mid Hudson.
- The cars exit 1915 Lucas Ave directly across from his house. The headlights at night are becoming a constant nuisance shining into the windows of his home.
- He tried mature plantings but they did not work. Many of the plantings he planted died. The plants that did survive are taking very long to grow and fill out to help shield the headlights.
- The plantings are costly and ineffective to shield the headlights. Therefore a fence is necessary.
- No Ulster County Planning Board referral is required.

Motion made by Chairwoman Ann Houghtaling, seconded by Alan Krassowski, to set the public hearing for application #2025-2-Area Variance-1904 Lucas Ave, to be held on June 17th 2025 at 7:15pm.

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

Motion Carried.

Motion made by Chairwoman Ann Houghtaling, seconded by Chris Maddern, to refer application #2025-2-Area Variance-1904 Lucas Ave, to the Rosendale Planning Board for comments.

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

Motion Carried.

Misc:

Motion made by Chairwoman Ann Houghtaling, seconded by Jeff Miller, to recommend the reappointment of Kelleigh McKenzie to serve another term on the Rosendale Zoning Board of Appeals.

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

Motion Carried.

Jeff Miller informs the Zoning Board that he has taken a position in another state and will have to resign from serving on the Rosendale Zoning board. He will be moving to California soon but he will submit an official letter of resignation.

Moment of Silence/Recognition for Mr. Richard "Dick" Hermance:

He was a proud lifelong Rosendale resident. He served the community of Rosendale in many forms including as a member of the Zoning Board of Appeals. He was an amazing person and great board member. He will be remembered fondly and missed by many.

Adjournment:

Motion made by Jeff Miller, seconded by Chairwoman Ann Houghtaling, to adjourn the meeting at 7:41pm.

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

Motion Carried.

Respectfully submitted,
Zoning Board of Appeals Clerk
Brisa Casas