

**Zoning Board of Appeals  
Town of Hillsdale  
March 6, 2018**

Zoning Board Members that were present were Chairman Craig Norton, Jeff Sills, Steve Smith, Bill Sullivan, Cathy Lyden ZBA Secretary. Also present was James Cardem. Philip Wellner

Meeting was opened at 7:30pm by Chairman Craig Norton. James Carden (146-1-53.2, 2846 Rte 23) & his attorney Philip Wellner (Attorney) came before the board with an application on February 6th to use house as a B & B and the barn as a wedding venue. The board asked them to come back with the answers to the following questions:

- Hours & noise control: Events will generally end up at 10pm, but in some circumstances may go until 11pm. Music: No amplification of any kind will be allowed outdoors
- Detailed site plan: was given
- Parking: On site parking can be provided on the property for 26 vehicles for guests
- A letter from 4 Brothers owner allowing parking: Yes
- How many people: 200 guests
- Setbacks: map was given

For the B & B: The house has 8 bedrooms, 2 are for personal use/living space and 6 will be for the B & B. A map of the set backs was shown to the board. The Board had a hard time reading map and asked for a better line for setbacks to be emailed for files. Music cut off times were discussed (10pm). As well as noise levels for the surrounding neighbors. The discussion of no parking on Route 23 was discussed and a note in writing was giving for allowing over flow parking by 4 Brothers owner was giving to the board. Mr. Carden gave the board an estimate of 4-8 weddings a year. The board discussed with Mr. Carden who he can go see to help his plans along more smoothly. A motion for a special use permit for a B&B and a wedding venue was made by member Steve Smith and Seconded by member Jeff Sills with the stipulation of noise control, no parking on Route 23, and Crawford's sends a better map showing setbacks. Carried (Norton, Sills, Smith & Sullivan)

Meeting adjourned at 8:35pm