

Zoning Board of Appeals Town of Hillsdale October 2, 2018

Zoning Board Members that were present were Chairman Craig Norton, Bill Sullivan, Jeff Sills, Cathy Lyden ZBA Secretary. Also present, was Steven & Kathryn Bluestone, Jeff Paige,

The meeting was called to order 7:30pm by Chairman Craig Norton. The continued public hearing was called to order for the application of the Steven & Kathryn Bluestone (Tax Map #45.4-2-18, 32 Anthony St) for a special use permit. Mr. Bluestone is restoring the old Agway Building and would like to make it as a brewery, restaurant and rental apartments. Mr. Bluestone told the board that he is awaiting a letter from Herrington's regarding using the parking lot. There will be NO parking on Anthony St. A deck will be put on the South East side of the building. A variance will be needed for the deck. The Zoning board heard back from the County with some recommendations. The County's recommendations were as follows:

1. Historic Property: the CCPB notes that is property is an adaptive re-use of an existing historic building and recognizes the efforts⁷ of the applicant to restore and repurpose this structure to maintain the fabric of the Hamlet.
2. Parking: the CCPB notes that the applicant proposes a combination of on-site and off-site parking to accommodate patrons, employees and residents. The CCPB suggests that the applicant provide information on any agreements made with the owners of the private property, which will provide parking for the proposed brewery, brew pub/restaurant and apartments.
3. New Construction: The CCPB notes that the applicant proposes the addition of an outdoor beer garden, covered porch and decking. The CCPB recommends that the proposed and required setbacks be identified and noted on the site plan.
4. Well, Septic & Food Service: The CCPB notes that review and approval is required from the Columbia County Department of Health (CCDOH) for proposed well, septic system and food service. THE CCPB suggest that the well and septic system be delineated on the site plan.
5. County Highway: The CCPB suggests that the applicant contact Columbia County Highway Department regarding any necessary review and approval related to any potential encroachment on the existing Right-of Way.
6. Site Plan Review: The CCPB notes that Site Plan Review by the Town of Hillsdale Planning Board is also required.
7. Brewery/Brew Pub: The CCPB notes that eh establishment of this proposed use will be required licensure/permitted from the NYS Liquor Authority.

Chairman Craig Norton had a few questions about the brewery.

- Smell: No real smell will be coming from building. Exhaust will be going out thru roof
- Lighting: Downward lighting will be used or possible solar lights.

- Noise: No bands on beer garden.
- Hours: Hours are yet to be determined.
- Apartment Will be mostly for employees

An updated drawing will be presented next month. A public hearing for a variance for the deck will be scheduled for November meeting. A motion to approve the application for a special use permit was made by Member Steve Smith and seconded by Member Bill Sullivan- Carried (Norton, Sills, Smith & Sullivan).

Next on the agenda was the public hearing for Catamount to install a zipline. The zipline will be 5600 sq. ft and about 200 feet above ground. A discussion was followed about the procedure of how people use the zip line. The Zipline will be used during daytime hours only. Only 500 feet of zipline is in the Town of Hillsdale. They already have been to Copake for approval. They sent in an application to the County and it was giving the go ahead with only 1 recommendation which was it will be a positive impact for the county to approve this project. A motion to approve the special use permit was made by Member Jeff Sills and seconded by Member Steve Smith Carried (Norton, Sills, Smith & Sullivan).

Meeting adjourned at 8:45pm