

Zoning Board of Appeals
Town of Hillsdale
Meeting May 4, 2010

Meeting called to order at 7:37P.M. by Chairman Craig Norton

Zoning Board members present were, Craig Norton, Rocco DeFronzo, Jeff Sills, and Howard VanLenten

Others present: Ruth Thomas, John Janczewski, Kevin Hindes, and Jeff Paige

Public Hearing

Special Permit – John Janczewski – 9271 Route 22 – Parcel #146.3-1-1

Mr. Janczewski would like to have an office in the basement of the existing commercial building for his small plumbing business. The business consists of he, his son, and one truck.

The main floor will still be retail business. He hopes to rent to a floral shop in July.

He showed the Board his 2' x 4' sign for the plumbing business that he would like to erect in front of the building. It seems to meet the rules...has to be 20' from the street.

This is simply putting another business into an existing commercial building.

On motion of Howard VanLenten, seconded by Jeff Sills, the following resolution was adopted

Vote ayes 4 nays 0

Moved to approve the special permit for a plumbing office in the basement of existing commercial building.

There was no comment from the public.

The \$50 fee was received.

This Public Hearing is closed.

Information

Ruth Thomas – 9366 State Route 22 - Parcel #146.1-1-45

Mrs. Thomas recently bought a single family residence in Hillsdale and is wondering if she would need a special use permit to have an apartment on the second floor and a nursery/day care on the main floor for about 8-12 children from 7am to 5:30 pm. The children will range in age from 2 years to 5 years and some children after school. She will be constructing a fence. The house is zoned in the hamlet district and some of the land is in the rural district.

She needs to contact DOT for driveway approval, the Health Department for septic approval, and yes she does need a special use permit. This project also has to go to the County Planning Department for their comments. She was given the appropriate applications and informed of the \$50 fee.

Information

Kevin Hindes – 31 Anthony Street – Parcel #145.4-2-26

Mr. Hindes has a cabinet/woodworking shop in his garage at his residence on Anthony Street. Most of the time it is just tool storage, but he does build cabinets sometimes. Would this be a home occupation and is a permit needed.

This is not a new business and by home occupation is allowed. Page 53, section 8-14-3.

A special permit is necessary.

Minutes Approved

On motion of Howard VanLenten, seconded by Rocco DeFranzo, the minutes of the meeting held March 2, 2010 was approved by all as presented.

The meeting was adjourned at 8:40 P.M.

Respectfully Submitted,
Ruth Dodds, Secretary