

Zoning Board of Appeals
Town of Hillsdale
Meeting December 1, 2009

Meeting called to order at 7:31 P.M. by Chairman Craig Norton

Zoning Board members present were Chairman Craig Norton, Jeff Sills, and new Board member Howard VanLenten

Others present were, Bruce Bashford, Tom Cardy, and Ben Tritt

Public Hearing

Variance – Karl Schneider (represented by Tom Cardy) – 29 Dawson Road – Parcel #115.-1-10

Mr. Schneider would like to place a garden shed (10' x 14') on skids (no foundation) on his property 4' from the property line instead of the required 10'. The reason for the placement is so the shed will not shade his vegetable garden.

The only comment from the public was adjoining landowners, Samuel and Edna Dawson, stating they have no objection and have signed his map to show their approval on location of the shed.

This is a small movable shed. Those most affected by it have no objections.

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

Vote Ayes 3 Nays 0

Moved to approve the side lot variance from 10' to 4'.

Application fee of \$50 was received at last month's meeting.

Public Hearing

Variance – Bruce Bashford – 15 Tory Hill Road – Parcel #145.-1-81

Mr. Bashford would like to build a pole barn structure to be used for a garage within 160' of a stream instead of the required 200'. Because of the lay of the land, he feels this is the best location. This is a very small stream; it is not a protected stream; and there appears to be no pollution or other issues.

There was no comment from the public.

Mr. Bashford needs to take customary steps to prevent erosion in the stream.

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

Vote Ayes 3 Nays 0

Moved to approve the location of the building 160' from the stream.

Application fee of \$50 was received.

Public Hearing (continued)

Special Permit, Change of Use – Goliath Institute of Art (represented by Ben Tritt) – 32 Anthony Street – Parcel # 145.4-2-18

Mr. Tritt presented the required information and the Board is now referring this matter to council.

Minutes Approved

On motion of Craig Norton, seconded by Jeff Sills, the minutes of the meeting held November 3, 2009 was approved by all as presented.

The meeting was adjourned at 8:18 P.M.

Respectfully Submitted,
Ruth Dodds, Secretary