

Zoning Board of Appeals  
Town of Hillsdale  
Meeting February 2, 2010

Meeting called to order at 7:40 P.M. by acting Chairman Jeff Sills

Zoning Board members present were, Jeff Sills, and Howard VanLenten

Craig Norton entered meeting at 8:05 p.m.

Others present were Jeff Paige, Bill Sullivan, Joe Ruggieri, Jeffery Neumann, and Nick Demos

**Information**

**William Sullivan for Elizabeth Neuman(Joe Ruggieri) – 9261 State Route 22 – Parcel #146.3-1-2**

Mr. Sullivan is interested in buying Joe Ruggieri’s auto repair shop and changing it to retail merchandise or food service. This probably wouldn’t happen for about three years, but he is not interested in buying the property if this is not a permitted use. He would like to add two additions totaling 343 square feet to the building – two ADA bathrooms and a dry storage room. The building, which sits on .46 acres, is now 1,436 square feet. The trailer on the south of the property would be removed to make room for 10 – 12 parking spaces. There is access from Route 22 and Maple Street. He would like as much green space as possible around the building. This is a business use on a business property. Mr. Sullivan would need a special permit (change of use), specific plans that include parking space and footages from boundaries.

**Public Hearing**

**Change of Use – MAH,LLC (represented by Jeffery Neumann) – 65 Cold Water Street – Parcel #145.4-2-29**

Mr. Neumann would like to change the building from offices to a studio/art gallery/teaching facility. He will be painting with water colors and oil in the studio, selling his art in the gallery, and it will be a teaching facility for one student at a time. Parking includes one space on the side of the building and two spaces on the street.

He has a sign, 60” wide by 12” high that he would like to hang on the porch.

Because the building also borders Anthony Street, which is a county road, this project has to be sent to County Planning Department for their review and opinion.

No comment from the public.

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

Vote Ayes 3 Nays 0

Moved to adjourn this public hearing until next month after a reply from County Planning.

Application fee of \$50 was received.

**Public Hearing**

**Variance –Jonathan Furay (represented by Nicholas Demos, PE) - West End Road – Parcel #134.-1-15.2**

Mr. Furay has 22 acres he is hoping to subdivide into three parcels. On one parcel that has an existing barn and silo, he would like to build a modest one story, two bedroom house 130’ from the Taconic Creek. Because of the topography and soils, this appears to be the best location. The septic will need approval from County Health Department.

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

There was no comment from the public.

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(continued)

On motion of Craig Norton, seconded by Howard VanLenten, the following motion was approved

Vote     Ayes 3     Nays 0

Moved to approve digging within the stream corridor needed for the construction of the house.

Application fee of \$50 was received.

**Minutes Approved**

On motion of Craig Norton, seconded by Jeff Sills, the minutes of the meeting held December 1, 2009 was approved by all as presented.

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

Respectfully Submitted,  
Ruth Dodds, Secretary