

Zoning Board of Appeals
Town of Hillsdale
Meeting November 3, 2009

Meeting called to order at 7:30 P.M. by Chairman Craig Norton

Zoning Board members present were Chairman Craig Norton, Casey Kuhn, Jeff Sills and Rocco DeFronzo

Others present were Mr. and Mrs. Michael Kutski, Dan Palumbo, Bruce Bashford, John Haas, and Gregory Daly

Public Hearing

Change of Use – Daniel Palumbo – 2654 State Route 23 – Parcel #145.4-1-34

Mr. Palumbo is living in an apartment at this address and would like to have an office consisting of a meeting room, phone and fax for his brother's down state construction business. There will be no construction equipment, just one or two cars. Dan would like to change the sign out front to advertise the business. The size of the sign will remain the same.

There was no comment from the public.

On motion of Jeff Sills, seconded by Rocco DeFronzo, the following was approved

Vote ayes 4 nays 0

Moved to approve the change of use from quilt shop to office space and repair and repaint the sign out front, keeping it the same size.

Application fee of \$50 was received.

Public Hearing

Variance – Estate of Thomas Halpin, represented by Michael Kutski, County Route 11, Parcel #

The Estate of Thomas Halpin, would like to give .092 acres of its property to adjoining neighbor, Ann Letourneau. Both properties are under sized lots. This gift will put Mrs. Letourneau's septic system totally on her property.

The Board agreed that this is simply changing two under sized lots by a minimal amount.

There was no comment from the public.

On motion of Jeff Sills, seconded by Casey Kuhn, the following motion was approved

Vote ayes 4 nays 0

The application fee of \$50 was received.

Public Hearing

Special Permit - Richard Hotaling – 9240 State Route 22 – Parcel #146.3-1-10

Failed to appear

Public Hearing

Variance – Karl Schneider – 29 Dawson Road – Parcel #115.-1-10

Application fee of \$50 was received.

Failed to appear

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Discussion/Information

Variance – Bruce Bashford – Tory Hill Road – Parcel #

Mr. Bashford would like to build a garage within the stream corridor. What does he need to do. Come back next month with a map showing the distance from the stream , fill out an application form and bring \$50 for the fee.

Public Hearing

Special Permit, Change of Use – Goliath Institute of Art (represented by Judd Maltin and John Haas) - 32 Anthony Street – Parcel # 145.4-2-18

Mr. Haas presented a floor plan of the interior of the building. He did not have a site plan, a parking plan, approval from owner Marilyn Herrington, outdoor lighting plan, and hours of operations as requested last month.

This public hearing is adjourned until next month (December 1st.)

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Minutes Approved

On motion of Rocco DeFronzo, seconded by Jeff Sills, the minutes of the meeting held October 6, 2009 was approved by all as presented.

On motion of Casey Kuhn, seconded by Jeff Sills, the meeting was adjourned at 8:20 P.M.

Respectfully Submitted,

Ruth Dodds, Secretary