

Zoning Board of Appeals
Town of Hillsdale
Special Meeting June 1, 2010

Meeting called to order at 7:40P.M. by Chairman Craig Norton

Zoning Board members present were, Craig Norton, Rocco DeFronzo, Casey Kuhn, and Howard VanLenten

Others present: Fred Canetto, David Ruede, Christina Renzi, Darryl Hudak, Dan Russell, and Jeff Paige

Public Hearing

Special Permit – Fred Canetto – 185 Hunt Road, Parcel #136.-1-15

Fred would like to replace a mobile home with a modular on an undersized lot within the stream corridor.

The undersized lot is pre-existing, the side and front set backs are fine. He just needs a special permit to build 100' from the stream.

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On motion of Rocco DeFronzo, seconded by Casey Kuhn, the following motion was adopted

Vote ayes 4 nays 0

Moved to approve the special permit to remove the mobile home and replace with a modular one family residence in the same footprint, 100' from the stream.

There was no comment from the public.

The \$50 fee was received.

This Public Hearing is closed.

Public Hearing

Variance – Darryl Hudak - 123 Taconic Creek Road – Parcel #124.-1-16

Mr. Hudak would like to subdivide his property into two parcels. Taconic Creek Road runs through the property creating a lot on the west side of the road which is 1.3 acres with an old house. The opposite side of the road is 8.32 acres, has Army Core wetlands and DEC wetlands and a small building envelope. He would like to build a house on this site. He does not foresee any further building at this time.

The road creates a natural line for this subdivision. The larger lot is mostly wetlands with only one site suitable for building a house.

On motion of Howard VanLenten, seconded by Rocco DeFronzo, the following motion was adopted

Vote ayes 4 nays 0

Resolved to approve a variance for subdivision of property bisected by Taconic Creek Road, creating an undersized lot.

There was no comment from the public.

The \$50 fee was received.

This Public Hearing is closed.

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(Continued)

Public Hearing

Special Permit – Mark and Christina Renzi-2789 Route 23- Parcel #146.1-1-28

This parcel had been a Bed and Breakfast for many years. When Mark and Christina purchased the property in December 2009, the mortgagor required the Bed and Breakfast be disbanded. The new owners would like to resume the use of the three bedroom Bed and Breakfast the same as it has been for years. They would like to replace the sign---the same size and place of the old sign.

As it has only been a few months since it was a B & B (Page 34, section 6.3-9), it appears to be no problem to issue the special permit.

The sign (pages 51-53) is allowable also.

On motion of Rocco DeFronzo, seconded by Howard VanLenten, the following motion was adopted

Vote ayes 4 nays 0

Resolved to approve the special permit for the operation of a three bedroom Bed and Breakfast at 2789 Route 23.

There was no comment from the public.

The \$50 fee was received.

This Public Hearing is closed.

Public Hearing

Special Permit -David Ruede and Matthew White – 2642 Route 23 – Parcel #145.4-1-37 & 35

This is about a special permit to change the property from just retail to retail general store/café/2-3 workshops. (Discussed at the May 14th meeting)

To address the concerns the Board has about parking--

A letter from Ed Herrington stating he has parking for the employees

A drawing of the parking lot showing 23 parking spaces, 5 spaces Gardner Insurance will use.

The number of employees in the building will be about eight at maximum.

The hours of operation for the general store will be Wednesday thru Friday 11 am to 7 pm and on Saturday and Sunday 10 am to 7 pm. The cafe/restaurant hours will be Monday thru Sunday 7 am to 3 pm and Thursday, Friday and Saturday dinner hours will be 5 pm to 10 pm. The seat count is estimated at 30 -35.

This property has been a retail business forever. The business is just expanding to make better use of the building.

On motion of Rocco DeFronzo, seconded by Howard VanLenten, the following motion was adopted

Vote ayes 4 nays 0

Resolved to approve the special permit for a general store, café/restaurant and two to three craft workshops at 2642 Route 23.

There was no comment from the public.

The application fee of \$50 was received.

This public hearing is closed.

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(continued)

Minutes Approved

On motion of Howard VanLenten, seconded by Casey Kuhn, the minutes of the meeting held May 14, 2010 was approved by all as presented.

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

Respectfully Submitted,
Ruth Dodds, Secretary