

Zoning Board of Appeals  
Town of Hillsdale  
Special Meeting July 6, 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: Gary Ocean (Hawthorne Valley), Elizabeth Talarico, and Anne Banks

**Public Hearing**

**Special Permit – Elizabeth Talarico – 37 Richard Hill Road, Parcel #144.-1-22**

Ms Talarico would like to use an existing 30' x 40' shed for storage and repairs relating to their new landscaping business. They have 2 tractors, a truck and trailer and no employees.

The neighbors have no problem with this business.

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

Vote ayes 4 nays 0

Moved to approve the special permit to operate a landscaping business at 37 Richard Hill Road.

There was no comment from the public.

The \$50 fee was received.

This Public Hearing is closed.

**Public Hearing**

**Special Permit – Hawthorne Valley Association, represented by Gary Ocean - 327 County Route 21C –**

**Parcel #104.-1-27.110**

Hawthorne Valley Farm would like to use the field on the corner to control flooding (build a pond), grow food crops, and create a play field for school use.

The pond will also serve as a fire pond and irrigation for the garden. A shed has already been built. Top soil is piled along the stream. The play field/soccer field is 40' from the stream.

They use no pesticides, fertilizers, herbicides, chemical lawn care products and the like.

The Board asked how the current construction will protect the stream and has this been done in accordance with DEC specs. Mr. Ocean's reply was that less sediment is going into the stream and screening, once the soccer field is done will preserve the land better than the rest of the project. DEC has been involved before the project started and has been there twice. Hawthorne Valley has the proper permits. Carl Matuszek is the engineer.

Mr. Ocean offered sincere apologies for starting without a permit.

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

Vote ayes 4 nays 0

Resolved to approve a special permit to build a pond and soccer field within the stream corridor on the condition that the Board receives the initial letter of approval from DEC and the final letter of approval when the project is complete.

There was no comment from the public.

The \$50 fee was received.

This Public Hearing is closed.

**Zoning Board of Appeals Meeting, July 6, 2010**

(Continued)

**Public Hearing**

**Special Permit – Anne Banks- 278 Mitchell Street - Parcel #136. -1-43 & 42**

Ms Banks would like to sell woodcrafts and other handmade items out of her barn in addition to her current produce sales.

This is not a farm project; however, she can have a side line business to supplement her income.

(Page 1, Chapter 1, section 1.3-6)

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

Vote ayes 4 nays 0

Resolved to approve the special permit for the sale of woodcrafts and other handmade items out of the barn in addition to the current produce sales.

There was no comment from the public.

The \$50 fee was received.

This Public Hearing is closed.

**William Krasowsky, 32 Old Town Road, Parcel #146.1-1-59**

Mr. Krasowsky did have a violation for parking a camper trailer. However, after Chairman Craig Norton talked with him, his trailer is now in compliance with page 17, section 4.9-7E and his money will be refunded.

**Minutes Approved**

On motion of Rocco DeFranzo, seconded by Craig Norton, the minutes of the meeting held July 6, 2010 was approved by all as presented.

The meeting was adjourned at 8:20P.M.

Respectfully Submitted,  
Ruth Dodds, Secretary