

Zoning Board of Appeals  
Town of Hillsdale  
Meeting September 7, 2010

Meeting called to order at 7:35P.M. by Chairman Craig Norton

Zoning Board members present were, Craig Norton, Rocco DeFronzo, Jeff Sills, Howard VanLenten, and Casey Kuhn entered at 7:45PM

Others present: Dennis Derwin, Peter Buckbee and friend

**Public Hearing**

**Special Use Permit – Dennis Derwin/Garrett Matteo – 123 Old Town Road,**

**Parcel #146.1-1-18**

Dennis has put a floor in the little building and would like to put his hot dog cart in the building and sell from there. He wants to stay with hot dogs and kielbasa at this point because the Department of Health has too many regulations to enlarge. His hours are 10 am to 4 pm; closed on Sunday. The meat being sold is the landlord's and the vegetables are his room mate's project. He has been to the Planning Board for approved signage.

Dennis was told that he only has to come back to the ZBA if he expands the business – lights, more hours, etc.

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

Vote ayes 4 nays 0

Moved to approve the special use permit to operate a hot dog stand at 123 Old Town Road.

There was no comment from the public.

The \$50 fee was received.

This Public Hearing is closed.

**Information**

**Special Use Permit – Peter Buckbee/Nicole Furnee – 1198 County Route 21C –**

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

Peter would like to down size the existing bookstore and add a small Café that would seat 20 to 25 people. He is planning to serve sandwiches, etc. The hours will be 7:30 am to 5:00 pm, Monday thru Saturday. There will also be some evening events occasionally.

Parking is a concern. Martin Ping has written a letter stating Hawthorne Valley Association is willing to grant the Banjo Mountain Café use of 8 parking spaces in the main parking lot of Hawthorne Valley School. Mr. Buckbee is expecting to have 8 more parking spaces on the premises, making a total of 16 parking spaces.

The Board was presented with a site plan and a floor plan.

The \$50 fee was received.

It was determined this project does not need to go to the County Planning Department.

There will be a public hearing on Thursday, September 16<sup>th</sup> at 7:30 pm.

**Zoning Board of Appeals Meeting, Sept. 7, 2010**

(Continued)

**Minutes Approved**

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

The meeting was adjourned at 8:07P.M.

Respectfully Submitted,  
Ruth Dodds, Secretary