

Zoning Board of Appeals
Town of Hillsdale
Meeting September 16, 2010

Meeting called to order at 7:43P.M. by Chairman Craig Norton

Zoning Board members present were, Craig Norton, Casey Kuhn and Jeff Sills
Others present: Peter Buckbee

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Public Hearing

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 (open mike and poetry readings) occasionally.

The sign is the same one the book store had, just different wording. The lighting is also the same—two lights on the sign and Christmas lights in the trees.

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 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 floor plan at the last meeting.

He has to put in a new aeration septic tank. When that is completed he will get his approval and paperwork from the Board of Health.

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

Vote ayes 3 nays 0

Moved to approve the special use permit to operate a small café at 1198 County Route 21C contingent on final Board of Health approval and receipt of their paper work.

There was no comment from the public

The \$50 fee was received at the last meeting.

This Public Hearing is closed.

On motion of Craig Norton, seconded by Jeff Sills, the minutes of the September 7, 2010 meeting were approved after the following corrections were made: spelling of Mr. Buckbee's name and adding Jeff Sills as being present.

The meeting was adjourned at 8:03P.M.

Respectfully Submitted,
Ruth Dodds, Secretary