

Zoning Board of Appeals
Town of Hillsdale
Meeting October 5, 2010

Meeting called to order at 7:34 P.M. by Chairman Craig Norton

Zoning Board members present were, Craig Norton, Casey Kuhn, Howard VanLenten and Jeff Sills

Others present: Howard Randall and Ann, John Dodds, and Jeff Paige

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Public Hearing

Renewal of Special Use Permit – Falcon Ridge Folk Festival/Howard Randall – 44 County Route 7D

This will be the 23rd year the Folk Festival has been held in Hillsdale. There has never been an issue or a complaint brought to the Board. Traffic does not seem to be a problem.

Howard has five signs both north and south on Route 22 warning motorist of the festival and also a “be prepared to stop” sign.

He carries a \$5million insurance policy on which the Town of Hillsdale is named.

The festival is three days, but campers are allowed in on Wednesday.

On motion of Howard VanLenten, seconded by Casey Kuhn, the following motion was adopted

Vote ayes 4 nays 0

Moved to approve the renewal of the special use permit to hold a festival at 44 County Route 7D on the fourth weekend in July (22nd, 23rd, 24th), 2011

There was no comment from the public

The \$50 fee was received.

This Public Hearing is closed.

On motion of Howard VanLenten, seconded by Casey Kuhn, the minutes of the September 16, 2010 meeting were approved.

The meeting was adjourned at 7:50 P.M.

Respectfully Submitted,
Ruth Dodds, Secretary

minutes approved 10-7-10

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

Meeting called to order at 7:39 P.M. by Chairman Craig Norton

Zoning Board members present were, Craig Norton, Casey Kuhn, and Jeff Sills
Others present: Scott Decker, Lois Decker, and Jeff Paige

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Public Hearing

Special Use Permit – Scott Decker for Diane and Nathan Demarest ,18 Cold Water Street, Parcel #145.4-1-50

The desire is to make a two bedroom apartment in the walk out basement. The house is not currently in the town sewer district, but they would like to be in the future. At this time the house has its own sewer system.

This can be allowed by a special use permit (Zoning Regulations, page 16, section 4.7-4) but they will need Health Department approval for the septic.

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 change basement into a two bedroom apartment, pending County Board of Health approval of the septic system.

There was no comment from the public

The \$50 fee was received.

This Public Hearing is closed.

On motion of Craig Norton, seconded by Casey Kuhn, the minutes of the October 5, 2010 meeting were approved by all.

The meeting was adjourned at 8:05 P.M.

The next meeting will be January 4, 2011 if there is any business.

Respectfully Submitted,
Ruth Dodds, Secretary

minutes approved 5-3-11

**Zoning Board of Appeals
Town of Hillsdale
Meeting May 3, 2011**

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

Zoning Board members present were, Craig Norton, Howard VanLenten, and Rocco DeFronzo
Others present: Daniel Russell, representing Garrett Matteo

Information

**Questioning road frontage and is there a need for a variance –
White Wolf Enterprizes, LLC (Garrett Matteo) – 158 County Route 21,
Parcel #116.-1-14**

The Planning Board sent this project to the ZBA for an opinion---is a variance needed?
Mr. Matteo would like to move the property line to make the existing house on 3.01 acres
in order to market it at a reasonable price. The road frontage (165.1') was existing when Mr.
Matteo purchased the parcel and many years before that.

A new lot is not being created, the house meets the set backs, the lot is 500' deep. Zoning Law
page 60-61 addresses nonconforming lots, which the existing lot is considered nonconforming
because of less road frontage than required. In the opinion of Zoning Board members Craig,
Howard, and Rocco, the rational is not making this lot any less nonconforming. Therefore there
is no need for a variance.

The \$50 fee was received.

On motion of Craig Norton, seconded by Howard VanLenten, the minutes of the
December 7, 2010 meeting were approved by all.

The meeting was adjourned at 8:10 P.M.

Respectfully Submitted,
Ruth Dodds, Secretary

Meeting Board of Appeals
Town of Hillsdale
Meeting July 3, 2011

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

Meeting Board members present were Craig Norton, Howard VanLentzen and Robert Helton
Others present: Daniel Russell representing Garret Minton

Agenda

1. Review and approve minutes of the meeting held on June 14, 2011.
2. Review and approve the application for a variance for 158 County Route 21,
Town of Hillsdale.

The Planning Board has reviewed this project to the ZBA for an opinion--is a variance needed?
The Board would like to move the property line to make the existing house on 158 County
Route 21 a reasonable price. The road frontage (165.1') was existing when Mr.
Minton purchased the parcel and many years before that.
A new lot is not being created, the house meets the setback, the lot is 500' deep. Existing law
regarding setbacks notwithstanding, which the existing lot is considered nonconforming
because of the road frontage that existed. In the opinion of Planning Board members Craig
Norton and Robert Helton, the variance is not making this lot any less nonconforming. Therefore there
is no need for a variance.

The \$250 fee was received.

The motion of Craig Norton, seconded by Howard VanLentzen, the minutes of the
meeting of July 3, 2011 meeting were approved by all.

The meeting was adjourned at 8:10 P.M.

Respectfully Submitted,
Daniel Russell