

APPEAL / VARIANCE APPLICATION

APPEAL NUMBER _____ Date _____

TO THE ZONING BOARD OF APPEALS, TOWN OF HILLSDALE, NEW YORK:

I (We) _____ of _____
Name of Applicant Street and Number

_____, _____, HEREBY APPEAL TO
Municipality State

THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE ZONING OFFICER ON
BUILDING PERMIT CASE NUMBER _____, DATED
_____, 19____, WHEREBY THE ZONING OFFICER DENIED

() A BUILDING PERMIT () A CERTIFICATE OF OCCUPANCY

1. LOCATION

(Location of Property) (Street and Number or other identification)

Tax Map Number _____

Base District on Zoning Map _____

Overlay District(s), if any _____

Provision(s) of Zoning Law involved: _____

IS PROPERTY WITHIN 500 FEET OF: (Circle one opposite each)

- (a) Any Town of Hillsdale Boundary Line? YES NO
- (b) Any existing or proposed county or state park or other recreation area? YES NO
- (c) Any existing or proposed county road? YES NO
- (d) Any existing or proposed state road? YES NO

(2) The hardship relating to this property is unique, and does not apply to a substantial portion of the district or neighborhood because:

(3) The variance will not alter the essential character of the neighborhood because:

(4) The hardship is not self-created because:

(d) AN AREA VARIANCE IS REQUESTED for these reasons:

(1) If the variance is granted, the applicant will have the following benefit:

(2) There will not be an undesirable change in the character of the neighborhood or a detriment to nearby properties, because:

(3) The applicant cannot attain the benefit of having the variance by any other method because:

(4) The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

5. PUBLICATION EXPENSE

I/We understand that a public hearing is required to be held on this request and that notice of such hearing will be advertised in the official Town paper as prescribed by law. I/We agree to pay the cost of advertising the hearing and any other reasonable expenses billed by the official newspaper and/or by the Town of Hillsdale.

The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Hillsdale, Columbia County, New York.

Signature of Applicant

Applicant's Telephone Number

CASE NUMBER: _____

Tax Parcel Number: _____ Section: _____ Block: _____ Lot: _____

TOWN OF HILLSDALE

Columbia County, New York

BUILDING PERMIT / SITE PLAN / SPECIAL PERMIT APPLICATION

- Building Permit Application
- Site Plan Application
- Special Permit Application

Name of Property Owner: _____

Address: _____

Telephone Number: _____

Property Address: _____

Base District: _____

Overlay Districts (if any): _____

Current Use(s): _____

Proposed Use(s): _____

Parking Spaces: _____

Lot Area: _____

Total Impervious Surface: _____

Building Footprint: _____

Floor Area: _____

Number of Residential Units: _____

Type of Activity (check all that apply):

- New Use
- Erection of Structure
- Movement of Structure
- Expansion of Use or Structure
- Change of Use in Existing Structure
- Resumption of Former Use
- Sign
- Other (specify) _____

The proposed use is allowed

- by right (permitted)
- by Special Permit.

Is there an existing Special Permit for the property?

- yes, granted on _____
- no

Does the property contain a farm operation located within an agricultural district or is the property boundary within 500 feet of a farm operation located in an agricultural district?

- yes
- no
- not applicable

Name of Applicant (if different): _____

Address: _____

Telephone Number: _____

Brief Description of Proposed Use/Activity: _____

The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Hillsdale, Columbia County, New York.

Signature of Record Owner

Date: _____

Signature of Applicant (if different)

Date: _____

ZONING OFFICER TO COMPLETE ITEMS BELOW WHERE APPLICABLE

Scale of Project (check all that apply):

- Minor Project
- Major Project

SEQRA Category (check one):

- Type 1
- Type 2
- Unlisted

County Review: yes no

Zoning Board of Appeals
Town of Hillsdale
Meeting May 1, 2012

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

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

Others present: Elizabeth Newman, Scott Kilmer, and Jeff Paige

Public Hearing

**Special Use Permit – Elizabeth Neuman, owner and Scott Kilmer, tenant,
9261 State Route 22, Parcel #146.3-1-2**

Ms. Neuman would like to rent her garage to Scott Kilmer to use as basic auto repair. They have been to the Planning Board. That Board said they have no problem with the use, but are concerned for the aquifer and referred Ms. Neuman and Mr. Kilmer to the ZBA.

As the building has been vacant for 24 months, a special use permit is needed.

This request has to go to the Columbia County Planning Board as it is bordering a state road.

Mr. Kilmer needs a site plan and DEC permit also. Tomorrow he will bring the site plan to the secretary and begin the process for the DEC permit.

The garage and a mobile home sit on a ¼ acre lot in the hamlet zone. This parcel is near and/or borders a stream.

The Board referred to Page 60, chapter 9, non-conforming uses, structures, and lots and Page 75, definitions of shall. After thought and discussion, the Chairman considered consulting our attorney.

The \$50 fee was received.

The Public Hearing continued to next month, June 5th.

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

Respectfully Submitted,
Ruth Dodds, Secretary

Approved 6-5-12