

Zoning Board of Appeals
Town of Hillsdale
Meeting July 3, 2012

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

Zoning Board members present were, Craig Norton, Howard VanLenten, and Jeff Sills
Others present: Kevin Draves, Ken Davis and Jeff Paige

Public Hearing

**Pitch Pine Properties, LLC, 2640 State Route 23, Parcel #145.4-1-38
continued from June 5, 2012--**

Special Use Permit to open an ice cream shop in an existing building

County Planning found that this proposed action does not appear to have any significant county-wide or intercommunity impacts associated with it. Therefore, the Town of Hillsdale Zoning Board of Appeals may take final action on this request with a simple majority vote.

On motion of Howard VanLenten, seconded by Jeff Sills, the following resolution was

Adopted vote ayes 3 nays 0

Resolved to grant a special use permit to Kevin Draves and Ken Davis for an ice cream shop in an existing building.

The hours of business will be 7 am to 7pm Monday, Tuesday and Thursday; 7 am to 9 pm Friday and Saturday; closed on Wednesday.

The shop will seat about 15.

Lighting consists of two down lights in the front and back.

There is a garden in back of the building with benches and chairs.

Variance for a deck

There was discussion about adjoining neighbors' letters and the sight plan.

The adjoining property owner to the west feels the deck is too close to her property line and could be moved closer to the Country Store. More discussion.

The meeting was recessed at 8:12 pm for a field trip to the Village Scoop to get a better idea of available space.

Meeting continued at 8:30 pm.

It was determined that the building is 28" from the property line. To make the neighbor feel better, the deck will be 35" from the line and 5'9" from her wall. The sight plan should show the stairs on the deck.

On motion of Howard VanLenten, seconded by Jeff Sills, the following resolution was

Adopted vote ayes 3 nays 0

Resolved to approve the variance for the deck as determined.

The \$100 fee for the two applications was received on July 5, 2012.

APPROVE MINUTES

Minutes of the June 5th meeting were not approved as one of the three board members in attendance was not at the June meeting.

The meeting was adjourned at 8:45 P.M.

Respectfully Submitted,
Ruth Dodds, Secretary
Approved 8-7-2012