

Zoning Board of Appeals
Town of Hillsdale
Meeting October 2, 2012

Meeting called to order at 7:41 P.M. by Chairman Craig Norton

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

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

**Information – Brendon Longobardo, 45 Willowbrook Lane,
Parcel #126-2-4, owned by Nora Longobardo Trust**

Brendon would like to build a 40' x 60' metal pole barn on his parents' 3 acre parcel. There are
some DEC wetlands and a stream. The field is 120' to 180' wide. What are the required set
backs and would it be possible to build on this parcel.

First he should contact DEC to see if they will require a permit. (Page 43, Section 8.4)

The stream corridor overlay district requires a special permit within 200' of the stream.
(Page 20, Section 5.1-2)

It is possible to do this project.

The next step is to take a site plan to the Building Inspector.

Public Hearing

**Renew Special Permit – Howard Randall, Falcon Ridge Folk Festival, 44 County Route 7D,
Parcel #116.-1-2**

This will be the 25th year the Folk Festival has been held in Hillsdale. Again this year the Board
has received no complaints. The festival is three days, but campers are allowed in on
Wednesday. They carry a 5 million dollar insurance policy for the event. This year the festival
will be the first weekend in August instead of the fourth weekend in July as it has been for the
past 24 years. Perhaps it will not rain in August.....

On motion of Casey Kuhn, seconded by Bill Sullivan; 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 first weekend in August (2nd, 3rd, and 4th)

The \$50 fee was received.

The Public Hearing closed.

David Ruede & Matthew White (Hillsdale Partners) – 2642 Route 23 – Parcel #145.4-1-35

In June of 2010, the Board approved a Special Permit to change the property from just retail to
retail general store/café/and two to three workshops.

David and Matthew would like a clarification if this also allowed the craft workshops retail sales
of their products. The Board decided yes. The workshop retail sales covers the Country Store
only.

ZBA Meeting, Tuesday, October 2, 2012 (continued)

APPROVE MINUTES

On motion of Bill Sullivan, seconded by Jeff Sills, the following resolution was

Adopted vote ayes 4 nays 0

Resolved to approve the minutes of the meeting held on September 4 , 2012 as presented.

The meeting adjourned at 8:21 P.M.

Respectfully Submitted,

Ruth Dodds, Secretary