

Zoning Board of Appeals
Town of Hillsdale
Meeting July 2, 2013

Meeting called to order at 7:32 P.M. by Chairman Craig Norton

Zoning Board members present were, Craig Norton, Casey Kuhn, Jeff Sills, and Bill Sullivan
Others present: Secretary Ruth Dodds and Jeff Paige, Judy Brown & Randall Lane, Judd Maltin,
and Chris Chi & Paul Warren.

Public Hearing

Judy Brown/Randall Lane (Brown & Jackson LLC); owner Karin Newman; Parcel #145.4-2-13;
10 Anthony Street, Hillsdale

Judy and Randall would like to change the use of the portion of the building they are renting
from dentist office/vacant to a design studio/workshop.

It will be a small woodshop, not a production shop, just prototypes. The business is the two of
them; no employees. In the future, they would like to add an exhibit space to the front third of
the area. Things that need shellac and the like will be sent out.

Signage will be modest...something in keeping with the style of the building.

Not a great need for parking. That will not be a problem.

The public hearing continued. County Planning is requiring a site plan. That will be done
tomorrow.

Fee of \$50 was received.

Public Hearing

Judd Maltin; Parcel # 104-1-47; 801 Harlemville Road, Hillsdale

Judd would like to add an accessory apartment to his house on 5.8 acre lot in the Rural District.
The apartment will be in the walkout basement of the existing structure and not visible from the
Street.

He has septic approval from the County for three bedrooms.

He has two bedrooms in his part of the house and one bedroom in the apartment.

This accessory apartment is allowed according to Local Law #2 of the year 2012, Pages 2 and 3,
Section 6: section 4.7-2.

The Board sees no problem and unanimously agreed to approve this project.

No public comments. The public hearing was closed.

Partial fee of \$30 was received at June's meeting. The \$20 was received tonight.

Information

Chris Chi & Paul Warren; Parcel #127-1-15.1; 143 White Hill Road, Hillsdale

Chris and Paul would like the Board's interpretation of local laws concerning setbacks.

The 5.6 acre lot is in a steep slope area. There is only one flat area where a house could be built.
The driveway runs along the property line. In order to keep the house away from the drop off
area, they would like to move it closer to the driveway. Positioning the house in this way gives
them the footage needed for the side line from the property line and the front line from the Town
Road. They will keep the integrity of the soil in the back, the trees, and the existing natural
grades of the property. There is no impact on the neighbors as the nearest house is at a higher
elevation and can't be seen from this parcel. Unanimous discussion of the Board was that there
was no need for a variance.

Zoning Board Meeting, July 2, 2013 (continued)

Public Hearing

William Sullivan; Parcel #145.4-1-32; 2666 State Route 23, Hillsdale
Fee of \$50 was received at the June meeting.

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The meeting adjourned at 8:03 P.M.

Respectfully Submitted,
Ruth Dodds, Secretary

Approved by Board at the July 2nd meeting