

Zoning Board of Appeals
Town of Hillsdale
Meeting August 6, 2013

Meeting called to order at 7:35 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

Public Hearing

Lois Edelman, represented by Bill Edelman, Parcel #146.-1-52, 2864 Route 23, Hillsdale
Lois would like to make an apartment in her basement. She has had family in the basement from time to time since 1968. She was not paid. She will continue to live upstairs in the main house. Bill presented a letter from the Health Department stating their approval for the septic. The parcel is 4.5 acres. Local Law #2 of 2012, Section 6; Subsection 4.7-2 Paragraph b allows an accessory unit by special permit.

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

Adopted vote ayes 5 nays 0

Resolved to grant a Special Permit allowing an accessory apartment in the Edelman residence at 2864 Route 23.

Fee of \$50 was received.

Public Hearing

Hawthorne Valley Association, 327 County Route 21C, Hillsdale
Hawthorne Valley has been before the Planning Board for site plan approval. They are proposing an arts building. Arts include glass, pottery, woodwork, etc. They are asking for a variance of 10' for a side setback (instead of 40', 30' from the property line). They own the adjoining parcel, but it cannot be combined as there would be issues with taxes and conservation easements. As this project is in the Hamlet, it does not need a variance. The building will be within the 200' stream corridor. Actually it will be 100' from the stream. For the Stream Corridor not a variance, but a special permit is needed to disturb the land closer than 200'. (Page 20, Chapter 5, Subsection 5.1-2)

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

Adopted vote ayes 5 nays 0

Resolved that appropriate action to control the stream corridor from sedimentation and water pollution be used

And further Resolved that a special permit be issued for the work in the stream corridor.

The meeting adjourned at 8:03 P.M.

Respectfully Submitted,
Ruth Dodds, Secretary

Approved as corrected by the Board on September 3, 2013