

Zoning Board of Appeals
Town of Hillsdale
Meeting March 5, 2013

DRAFT

Meeting called to order at 7:31 P.M. by Chairman Craig Norton

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

Others present: Ruth, Jeff Paige, Nicole Furnee and friend

Public Hearing – Special Use Permit –

Nicole Furnee and friend, 1198 County Route 21, Parcel #104.-1-1, owner Furnee LLC

Ms Furnee would like to change the use of her building in Harlemville from café to an Art School. At some point they might want to build an assessor building to the art school. There are side, rear and front yard setbacks required. The footages for these setbacks depend on the size of the building. Perhaps adding on to the existing building would work better. Setbacks are still required. The well and septic will restrict adding on to the building.

For the size of the lot, one use is acceptable.

There is parking space for 8 cars plus the school has offered use of their parking lot.

How many people in the building at one time?.....one or two classes at a time.

The Art school needed a place to start so Nicole offered her building.

Students, teachers, artists and many others have shown support and interest.

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

Adopted vote ayes 4 nays 0

Resolved to approve the application for a special use permit of Nicole Furnee (Furnee, LLC) to change use of the building from café to Art School.

The \$50 application fee has been received.

APPROVE MINUTES

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

Adopted vote ayes 3 nays 0

Resolved to approve the minutes of the meeting held on October 2 , 2012 as presented.

TRAINING

There will be a free workshop at Columbia Greene Community College on March 30th from 9:15 to 12:30 on using the new NYSDEC SEQR forms. The training will give members board credits. The Board will be attending.

The meeting adjourned at 8:10 P.M.

Respectfully Submitted,
Ruth Dodds, Secretary