

Zoning Board
Town of Hillsdale
Meeting September 3, 2013

Meeting called to order at 7:54P.M. by Chairman Craig Norton

Zoning Board members present were, Chairman Craig Norton, Howard VanLenten, and Jeff Sills
Others present: Secretary Ruth Dodds and Jeff Paige, Ian Rasch & Caroll, Cornelius & Mary Hosse, and Ben Maron.

Public Hearing

Ian Rasch, 873 County Route 21, Hillsdale, Parcel # 105-1-20

Ian would like to put in a lap swimming pool 74' X 14'. His drawing shows that where he would like to place the pool is 20' from the property line, 10' off the septic tank, 10' from the absorption field, and 110' off the western stream.

He will need a special permit to do anything within 200' of the stream.

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

Adopted vote ayes 3 nays 0

Resolved to approve a special permit to work within the 200' stream corridor.

Further resolved that erosion controls to protect the stream must be used.

Fee of \$50 was received.

Public Hearing

Ben Maron representing Jeffery Peabody, owner, 715 Hunt Road, Hillsdale,
Parcel #115-1-36.

Ben thought he would need a rear yard setback variance.

As per Chapter 4, Section 4.9-5, Subsection b, Page 17 no accessory structure or use shall be located within ten (10) feet of side or rear lot lines. According to the site plan, the accessory building is within these guidelines. Therefore this project does not require a variance.

The Board now needs to know will the accessory building be within the stream corridor or not. After checking maps and the site plan it was determined that a special permit is required.

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

Adopted vote ayes 3 nays 0

Resolved that a special permit be issued to work 200' from the stream.

And Further resolved that erosion controls to protect the stream must be used.

Fee of \$50 was received in August.

Information

Cornelius Hosse, 59 Stone Hill Drive, Hillsdale, Parcel #135-1-42

Mr. Hosse is inquiring about a setback variance to build a garage 24' X 24'.

He has a 35' drop off behind his house, a large old oak tree he wants to save, and a 30' front yard. He can't find an area to place the garage that would comply with zoning.

The Board suggested perhaps he could use an Alaskan Slab instead of the cement foundation. Place the Slab 10' off the property line and in back of the old oak tree. If he could do that, a variance isn't needed.

(Zoning Board minutes, September 3, 2013, continued)

Public Hearing (continuation)

William Sullivan; Parcel #145.4-1-32; 2666 State Route 23, Hillsdale

The County Planning Board determined 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 may take final action on this request with a simple majority vote.

At the July 2nd meeting after much discussion, there appears to be no zoning issues.

On motion of Jeff Sills, seconded by Howard Van Lenten; the following resolution was

Adopted vote ayes 3 nays 0

Resolved to approve a Special use Permit to change a 2 family residence to one apartment and two businesses in the Hamlet/Mixed use district.

Fee of \$50 was received at the June meeting.

Public Hearing (continuation)

Judy Brown/Randall Lane (Brown & Jackson, LLC); owner Karin Newman;

Parcel #145.4-2-13

The County Planning Board determined 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 may take final action on this request with a simple majority vote.

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

Adopted vote ayes 3 nays 0

Resolved to approve a Special use Permit to change the building they are renting from dentist office/vacant to a design studio/workshop in the Hamlet/Mixed use district.

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The meeting adjourned at 8:46 P.M.

Respectfully Submitted,

Ruth Dodds, Secretary

Approved by Board at the meeting