

DRAFT
Zoning Board of Appeals
Town of Hillsdale Meeting
April 5, 2016

Zoning Board Members that were present were Chairman Craig Norton, Jeff Sills, Bill Sullivan, Barbara Barrantes, Steve Smith. Also present were Jim Wright, Matt Downing, Kip Beacco, Martin & Christa Stosiek, and Jeff Paige and Cathy Lyden ZBA Secretary.

A Zoning Board Public Hearing Meeting was called to order at 7:30pm by Chairman Craig Norton for an application by Dusty Bennett for an area variance to rebuild the original chimney. The structure will be 2 feet closer to the property of Kevin Hindes. Mr. Hindes gave a letter stating he was fine w/the structure moving closer to his property. The structure will be changed as well. Mr. Bennett will be making the building square which will make the wall closer to the setback as well. Mr. Norton asked Mr. Bennett for drawing with setback measurements showing the wall being fixed and should be brought to this meeting. An e-mail was sent w/the drawing of the setback measurements but board could not read measurements. Mr. Bennett's application was tabled till next meeting w/the request of a signed and stamped drawing sent to the Town within 2 weeks so the board is able to review it.

Next Public Meeting Hearing meeting to come before the board was Jim Wright. Mr. Wright would like to get a special use permit for a Festival that he plans on making for second weekend in September, located on 35 Sir Williams Farm Road. The days the festival will run will be Thursday, Friday and Saturday in September. The Board asked Mr. Wright to come before the April's meeting w/the following information: Insurance, hours, how many people are they expecting, traffic and a plan if there is more people than expected. Mr. Wright handed the board a packet of all the answers to the questions that the board had. A discussion followed. Mr. Wright's estimate is that there will be 600-900 campers as well as 200 day tickets. He has figured that he needs 200 staff. So far he has 15 people for the safety management team. A discussion about certification followed. Mr. Norton commented that they had a good plan for capping attendance. A discussion followed regarding other festivals and getting information from them on what is needed to make the festival a smooth festival. Safety concerns on serving alcohol were discussed. The board's biggest concern was traffic safety in that area. The board advised Mr. Wright to call Howard from Falken Ridge and get better information to help w/the festival. A special meeting will be set up for April 19th at 7:30pm (2 weeks) to discuss the matter further.

Next to come before the board for informational purposes only was Allison Rada from Stone House Properties and Lindsey LeBrecht from Copake Realty to discuss 947 Mitchell St. A possible buyer would like to put an addition on the back kitchen 17x17 which would make it 98 feet to stream and 98 feet from the rear line. The lot is a nonconforming lot. No need for variance but need a special permit for the stream setback will be needed.

Member Jeff Sills made a motion to accept December's minutes and was seconded by Member Bill Sullivan, carried (5 ayes 0 nays, Norton, Sullivan, Sills, Barrantes, and Smith). Board member Barbara Barrantes made a motion to accept March minutes w/minor changes, seconded by Board Member Steve Smith. Carried (5 ayes, 0 nays, Norton, Sullivan, Sills, Barrantes, and Smith).

Meeting was adjourned at 9:10pm.

Submitted By: Cathy Lyden