

FINAL - APPROVED

Minutes of the meeting of the Hillsdale Zoning Board of Appeals
February 6, 2007

Meeting called to order at 19:35 hours by Craig Norton.

Those present were Rocco DeFronzo, Chairman Craig Norton, Jeff Sills and Juanita O'Rourke

A public hearing was held for Mr. Scot Cohen, applicant for a change of use from residential to professional office use on property at 2715 Route 23 Hillsdale, NY (146.1-1-39). Current owner of property is M. Clark. Mr. Cohen was accompanied by his attorney Mr. Frances Roche. No other members from the public were present regarding this application. A site plan was presented with the application indicating parking. Mr. Cohen was advised that parking is prohibited in the front of the building as indicated on his site plan. Mr. Cohen indicated that he would have one or two sales personnel, one bookkeeper, his father, himself and one or two clients coming by. This site will not have high traffic flow. Currently there are three parking spaces and applicant would like to increase that to six. Because the area Mr. Cohen would like to blacktop exceeds 10% of the total lot area, Mr. Cohen was advised that he could not improve the parking area with an impervious material as he originally intended as there is existing blacktop on the lot. Mr. Cohen said that he intends to put a real estate sign (with a down light on the sign) on the property and that it will comply with town law. It was noted that Mr. Cohen is a contractor and the board was informed that there will be no machinery, equipment or materials stored at the property. This business use will be for a professional office only. Because of the lot size the applicant is limited to one use. If applicant wants more than one use or to rent out to another for professional office, he would have to come back for a variance. Rocco DeFronzo made the motion and Jeff Sills 2nd the approval. All were in favor.

A public hearing was held for applicant Joseph Haley for a special permit to perform excavation and filling within 200 feet of a designated stream at property at 8 Schoolhouse Road, Hillsdale, NY (105.- 1-4 -112). The pond is currently 175' from the stream. The pond is less than one acre. Mr. Haley presented a letter from the Department of Environmental Conservation. Mr. Haley will be seeding and planting trees on and around the berm. No members of the public were present for this hearing. A motion was made by Rocco DeFronzo and seconded by Juanita O'Rourke to approve a special permit to Mr. Haley to do excavation and/or filling within 200' of a designated stream. All were in favor.

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A public hearing was held for applicant Matthew R. Spurge for a construction trailer on property at 420 Hunt Road, Hillsdale, NY (125-01-39). Mr. Spurge is building a garage and will store building materials in the construction trailer until completion of garage. The construction trailer is not visible from the main road. Mr. Spurge expects that the garage will take less than a year to construct. The construction trailer did not meet the criteria of a mobile home. No members of the public were present. Rocco DeFronzo made a motion to grant approval for Mr. Spurge's application for a construction trailer. Juanita O'Rourke 2nd approval. All were in favor.

The meeting was adjourned at 20:40 hours

Juanita O'Rourke, Acting temporary secretary