

Minutes of the meeting of the Hillsdale Zoning Board of Appeals
March 4, 2008

Meeting called to order at 19:34 by Chairman Craig Norton

Zoning Board members present were Rocco DeFronzo, Chairman Craig Norton, and Jeff Sills.

- 1) A public hearing was held on a Special Permit Application for change of use in an existing structure at 17 West End Road, Hillsdale presented by David Birch. Applicant stated the office space on the first floor will be converted into three residential units to accompany the two existing units on the 2nd floor. Applicant stated that the exterior will not be changed. Board discussed parking is not an issue. Also discussed was the existence of two septic tanks which the county will have to approve for the change in number of units within the structure. Applicants presented a fifty dollar check.

A motion was made by Rocco DeFronzo and seconded by Jeff Sills to approve the special permit application #03-04-08.1 for change of use in an existing structure of parcel # 145-1-43. All were in favor.

- 2) A public hearing was held on a Special Permit Application for installation of temporary construction trailer at 146 Two Town Road by Harry Pisila the Architect for George Gellert. Applicant stated the trailer will be positioned so it can't be seen from any neighbors. The trailer will be used for planning and meeting space. Relying on rule 8.96 to approve this application. Application presented a check for fifty dollars.

A motion was made by Rocco DeFronzo and seconded by Jeff Sills to approve the special permit application #03-04-08.2 for install of construction trailer on parcel # 144-1-60.100. All were in favor.

- 3) A public hearing was held on a Special Permit Application for construction of a six foot high boundary fence at 2925 State Route 23, Hillsdale. Public hearing was augured until applicants appear in front of ZBA. Application # 03-04-08.3

New Business

George Dubley, architect for Joan Wallstein located at 44 Old Town Road presented photos, site plan and construction plans for an addition to the existing structure. The total footprint of the proposed structure will exceed 10 percent of the total size of the lot. ZBA to hold a public hearing at next board meeting of application # 03-04-08.4

Meeting was adjourned 20:15
Respectfully submitted:
Dean Atwood, Secretary.