

Minutes of the meeting of the Hillsdale Zoning Board of Appeals
April 1, 2008

Meeting called to order at 19:38 by Juanita O'Rourke

Zoning Board members present were Rocco DeFronzo, Jeff Sills and Juanita O'Rourke.

- 1) A public hearing was held on a Special Permit Application for increasing the overall size of the dwelling located at 44 Old Town Road, Hillsdale by George Dubley the architect representing Joan Wallstein. George Dubley showed plans and sketches of the proposed addition. The addition will consist of extending the bedroom out to make room for a bathroom. The addition puts the lot coverage minimally over 10%. There were no comments from the public. Applicants presented a fifty dollar check.

A motion was made by Rocco DeFronzo and seconded by Jeff Sills to approve the special permit application #03-04-08.4 for expansion of structure of parcel # 146.1-1-61. All were in favor.

- 2) A public hearing was held on a Variance application to replace the existing faces of the billboards located at Route 23 w/o Collins Street, Hillsdale, leased from Yonderdale Farms. The applications Lamar of the Berkshires represented by Marcia Beverly. Applicants are looking to replace the existing 12' x 25' square billboard faces with new 10'9" x 23' retro fit faces.

The Stosiek family located across Route 23 from the billboards are strongly against any changes to the billboards.

The board referenced code 8-13.4 & 8-13.5 that states no signs larger than 10' x 10' or 100 square feet. There was a three year grace period to have all signs conform from the time the code was enacted.

The board stated to the applicants that no need for a Variance, the sign does not conform to the zoning laws.

The board suggest the applicants to return to the Zoning Enforcement Officer while the ZBA will discuss the issue with there legal representative.

Meeting was adjourned 20:30

Respectfully submitted:

Dean Atwood, Secretary.