

Minutes of the meeting of the Hillsdale Zoning Board of Appeals
May 6, 2008

Meeting called to order at 19:33 by Chairman Craig Norton

Zoning Board members present were Chairman Craig Norton, Rocco DeFronzo, Casey Kuhn, and Juanita O'Rourke.

- 1) A public hearing was held on a Special Permit Application for an expansion of a structure located at 542 Rodman Road, Hillsdale. John Nicky Gale represented Joseph Corney. John stated there is a stream within 200 feet from the proposed addition. The addition is going to be an office space. John provided a survey map that illustrated the relationship of the stream with the structure. The stream is across the road. The board has no concerns based on the information provided. John presented a fifty dollar check.

A motion was made by Rocco DeFronzo and seconded by Juanita O'Rourke to approve with the condition, to take the necessary steps to prevent runoff from entering the stream, the special permit application #05-06-08.1 for expansion of a structure on parcel # 135-1-7. All were in favor.

- 2) Continued from April 1, 2008 of application number 04-01-08.1 variance applications for Lamar of the Berkshires represented by Marcia Beverly. After a closer review of the town regulations, the ZBA notifies the applicant does not need a variance to make a sign less nonconforming. ZBA advised the applicants they may be required to take the sign down once the Town Board completes their review of the sign regulations.
- 3) Continued from March 4, 2008 of application number 03-04-08.3 Special Permit Application for Tessa Blake. Ian Williams was presenting for Tessa Blake and provided a rough sketch of the proposed project. ZBA questioned whether the circumstances warrant the application for a special permit application. Specifically, the distance between the dwelling and the road (set back distance). Craig personally measured the distance of the set back to be 69ft. 10 in. ruling out a variance application. The ZBA suggested putting the fence behind the trees. Craig responded to the suggestion by stating the gate would not function correctly if the fence was behind the trees (lined along Route 23). The ZBA was unable to fully understand the proposed project without more visual details. The ZBA notified Craig there would not be a decision made on this application due to incomplete application based on site plan being inadequate. The ZBA requested the applicant to bring the following to the next ZBA meeting for further discussion:
 1. Elevations-including contour lines
 2. Better detailed site plan
 3. Tessa Blake may want to be present to better answer several questions the ZBA has of the application.

New Business

1. Matt Schober was seeking information on what is needed to move forward on a project located on their parcel. Matt presented a sketch of the proposal to add on to an existing building that would include a butcher shop and smoke house. Matt stated he has visited Agriculture Markets and will work with them including their architect. The ZBA suggested that Matt apply for a special Permit Application. Additional suggestions are as follows: Parking to side/ rear; Agricultural Data Statement; and Site Plan to scale.

2. Raeph Sanderson of 27 Rhudd Hill Road, Hillsdale approached the ZBA looking to know what is needed to get a variance for an apartment and office at his location in order to be issued a CO from the Building inspector. ZBA would need to see some information regarding an approved septic and his rights to access the leach field since it is located across the road and on another parcel with different owners.

Meeting was adjourned 21:13

Respectfully submitted:

Dean Atwood, Secretary.