

Minutes of the meeting of the Hillsdale Zoning Board of Appeals  
June 3, 2008

Meeting called to order at 19:45 by Chairman Craig Norton

Zoning Board members present were Chairman Craig Norton, Rocco DeFronzo, and Casey Kuhn.

- 1) Matthew Schober of Windy Hill Farm presented a Special Permit Application for expansion of a structure and changing use of existing structure and a sign.  
ZBA reviewed a detailed site plan and a survey map. ZBA is satisfied with the presented plans. Will have the public hearing next month.

- 2) Tessa Blake presented two photos of the proposed fence.  
ZBA have several questions for the applicant:

Craig wants to know why the fence cannot be placed behind the existing row of trees since there has not been any information showing a need to place a six foot fence in front of the row of trees.

Tessa does not want to place the fence any further onto the lawn than necessary, she feels placing the fence behind the row of trees greatly reduced the size of her front yard as well as the issue of the function of the gates, though she could not explain the style and function of the gate with great detail.

Rocco is questioning how the different sections of fence will align with the difficult grade.

Tessa will have to get more information from the party that will be installing the fence to answer Rocco's question.

Tessa explains that aside from a safety issue for kids that play on her front yard sound and lights from the traffic on Route 23 is an important issue that is why she is applying for the six foot fence instead of a four foot fence. An architect expressed to her that a six foot fence would benefit her the most.

Tessa wants the fence to fit within the Hillsdale feel. If the length of the fence is an issue she is willing to shorten the length to make a compromise.

Tessa reported that the most accurate measurement of the setback of the house is about 70 feet not 69 feet 10 inches that was originally reported.

ZBA notifies Tessa that with that new measurement, this project does not qualify for a Special Permit Application, she will need to apply for a Variance.

The ZBA request the following information to be submitted with the application:

- Detailed site plan
- Survey map with contour lines and measurement of set backs marked on map from a surveyor
- Plan from fence company including material and some sort of visual of the fence material

- 3) Raeph Sanderson presented a letter from the County Board of Health(BOH), (see attached)  
In summary of letter: septic seems to be working properly. But will not issue a certificate of approval based on the following:
- 1) did not conduct a site evaluation prior to the installation of system,
  - 2) did not inspect complete system following installation and prior to backfilling, and
  - 3) the leach field is not located on the applicants property.

ZBA would consider the application if the septic would be approved by the BOH. Also ZBA wants some proof of an easement filed, either with county or part of a deed.  
ZBA suggest having a soil test done (aka float test) either by an engineer or a septic company.  
Raeph will contact the ZBA once he has new information to present.

Meeting was adjourned 21:02

Respectfully submitted:

Dean Atwood, Secretary.