

Minutes of the meeting of the Hillsdale Zoning Board of Appeals  
April 7, 2009

Meeting called to order at 19:40 by Chairman Craig Norton

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

- 1) Mario Geilen presented special permit application for expansion of structure log #4-7-09.01 located at 35 State Route 71: SBL 117-2-35. Mario provided a survey map and site plan for the construction of the back porch. Mario explained the new construction will be in same footprint with the exception for one additional support pillar to add strength. Craig Norton asked what the landscape grade is around the construction site. Mario explained that the stream is about 150 feet from the construction. Craig stated to Mario that he needs to take precautions so no sediment or runoff mud gets into the stream. Mario presented a \$50 business check.

Jeff Sills made motion to approve the special permit application stated above; Rocco DeFronzo seconds the motion, all in favor.

- 2) John Shultis presented special permit application for change of use in existing structure log #4-7-09.02 located at 13 Anthony Street: SBL 145-4-2.28. John provided a sketched site plan for review. Through discussion, the property was once zoned as commercial. John lives in the rear of the building. ZBA board asked about parking. John stated that he will be using the driveway as parking. John stated he will not be adding any additional lights and no new construction. John also provided a sketch of two potential sign designs. John presented a \$50 money order.

Rocco DeFronzo made motion to approve the special permit application stated above; Jeff Sills seconds the motion, all in favor.

- 3) Edward Beaty presented special permit application for new use log #4-7-09.03 located at 450 Shopping Center Route 23: SBL 146-1-54.2. Edward presented a floor plan and letter of authorization from George Stepenopoulous (owner). Edward is looking to open a nail salon in the store front. Edward stated he runs two established salons in Westchester. Edward has not yet declared a DBA or sign design. Edward presented a \$50 personal check.

Jeff Sills made motion to approve the special permit application stated above, Rocco DeFronzo seconds the motion, all in favor.

Meeting was adjourned 20:37  
Respectfully submitted:

Dean Atwood, Secretary.