

Zoning Board of Appeals  
Town of Hillsdale  
Meeting July 7, 2009

Meeting called to order at 8:05 P.M. by Chairman Craig Norton

Zoning Board members present were Chairman Craig Norton, Casey Kuhn, and Jeff Sills  
Others present were Clark Olsen and Mr. and Mrs. Wagman

**Public Hearing**

**Special Permit – Clark Olsen – 55 Green River Road – Parcel #117.-2-30**

Mr. Olsen presented a special permit application for replacing a house in an existing foundation within the 200' stream corridor.

The original house burned. The original foundation, the septic and garage are still there. Mr. Olsen would like to “square up” the foundation which will add about 50 square feet to the new house. This foundation is approximately 107' from the stream.

The Board determined there were no great changes from the original house.

There was no comment from the public.

On motion of Jeff Sills, seconded by Casey Kuhn, the following motion was approved

Vote ayes 3 nays 0

Moved to approve the special permit application for replacing a house on an existing foundation, with minor changes, within the 200' stream corridor, and further moved customary erosion controls apply.

Mr. Olsen paid the \$50 fee by check.

**Public Hearing**

**Area Variance – James Wagman – Sabeff Road – Parcel #135.-2-5.200**

Mr. and Mrs. Wagman would like to build a new garage on their corner lot. Not wanting to cut any of their trees, the lay of the land, the drainage off the town road, and what might be best for their neighbors, the Wagman's decided the best location was within the required setback.

According to the Comprehensive Plan Section 4.9-1 and Section 4.9-5. C and D, the setback should be 100' – the garage is about 63'. They have given much thought to the location, it is a decent looking building and is shielded by trees.

There was no comment from the public.

On motion of Jeff Sills, Seconded by Craig Norton, the following motion was approved

Vote ayes 3 nays 0

Moved to approve the set back variance for the location of a new garage on the corner lot as presented.

Mr. Wagman paid the \$50 fee by check.

Meeting was adjourned at 8:35 P.M.

Respectfully Submitted,

Ruth Dodds, Secretary