

APPROVED

Minutes of the meeting of the Hillsdale Zoning Board of Appeals
May 1, 2007

Meeting called to order at 19:35 by Chairman, Craig Norton.

Zoning Board members present were Rocco DeFronzo, Chairman Craig Norton, Jeff Sills and Juanita O'Rourke

A public hearing was held for Mr. Timothy Powers to operate a bed and breakfast at 9309 Route 22 Hillsdale, NY. Mr. Powers was represented by Robina Ward. No members from the public were present in opposition to this application. A floor plan was presented to the ZBA defining four rooms to be used and parking spaces. It was noted that this location had previously been approved by the Hillsdale ZBA in 1989 to operate as a bed and breakfast. Applicant must submit sign design to planning board for approval. Juanita O'Rourke made the motion to grant a special permit to operate a bed and breakfast and Jeff Sills 2nd the motion. All were in favor.

An informational hearing was held on a special permit application for Allen P. Shelton, Jr., Section 105 Block 01 Lot 20 to do excavating and building within the 200' stream corridor. Application was not received by Zoning Board in time to publish the public notice and have the application considered by today. Mr. Shelton is building a new 28 x 64 home within 200' of the stream. The home will be set back 60' from County Route 21. The current septic system was approved by the Columbia County Board of Health prior to Mr. Shelton's purchase of the property. Chairman Norton requested a copy of the approved engineered septic design at the time of application. Mr. Shelton indicated that Zoning Enforcement Officer Ed Ferratto was supplied with the septic design.

Read a letter from Ruth Dodds, Town Clerk stating "no original records leave the town hall and further resolved that only copies of records leave the building".

Accepted minutes of the February 6, 2007 ZBA meeting.

Ruth Default from the Hillsdale Conservation committee introduced herself and gave an over view of the structure and purpose of that committee.

Rocco DeFronzo made a motion to adjourn the meeting. All were in favor. Meeting adjourned at 20:45

Respectfully Submitted,
Juanita O'Rourke, Acting temporary secretary