



Town of Hillsdale Zoning Board of Appeals

Board Meeting, Tuesday, January 4, 2022 Minutes (Final)

Board Members Present: Chairman Craig Norton, Steve Smith, Bill Sullivan, Barbara Barrantes, Jeff Sills and Robert Bradway (Alternate).

Other Attendees: James & Pamela Carden, Daniel Levy, Steve Bluestone (briefly)

Chairman, Craig Norton called the public meeting to order at 7:35 p.m

The first applicants, James & Pamela Carden (Applicants) were seeking a Special Permit for an expansion of the limitations of their current special use permit at 2846 State Route 23, Hillsdale, NY (**Tax Map #: 146.-1-53.2**). The Applicants have purchased 15 additional acres to the south of their property. They are looking to increase the maximum number of event attendees from the current 150 to 800, and to host other events besides weddings. They plan to improve the existing bridge. They were advised that due to the scale of the proposal they would need to provide much more information (ie: insurance, traffic control, safety contingencies etc.) similar to what the two music festivals that are held in town most years provide.

Application for a Special Permit was tabled until next month pending receipt of the requested information.

Next Daniel Levy met with the Board to make a preliminary informational presentation regarding his proposed project on State Route 23 in the Hillsdale Hamlet zone (no street number yet). Mr. Levy would like to build two mixed use buildings containing two commercial spaces each on the ground floors with apartments above as well as a third building to the rear of the lot containing workshop space with additional apartment(s) above for a total of 26 apartments. The buildings will net zero energy. He was advised that his first step would be to get approval from the town sewer district, and that there would be considerable engineering work required to ensure that this density would have sufficient water without draining the aquifer causing other wells in town to run dry. Mr. Levy plans next to meet with the town Planning Board. Mr. Steve Bluestone arrived toward the end of the presentation to speak about the construction material to be used.

Ramona Bellamy, the ZBA secretary was unable to attend due to quarantining due to possible Covid 19 exposure. These minutes were prepared from notes taken during the meeting by Bill Sullivan, Steve Smith, and Craig Norton.

Meeting adjourned at 8:55 p.m.

Respectfully submitted, Craig Norton, ZBA Chairman