



## **Town of Hillsdale Zoning Board of Appeals**

Board Meeting, Tuesday, April 5, 2022 Minutes (Final)

**Board Members Present:** Chairman Craig Norton, Steve Smith, Bill Sullivan and Robert Bradway (Alternate). ZBA secretary, Ramona Bellamy, recorded the Minutes.

**Board Members Absent:** Barbara Barrantes & Jeff Sills

**Other Attendees:** Jim Carden and Andy Didio of Taconic Engineering on behalf of the Jim Carden and acting as agent for James Adams.

Chairman, Craig Norton called the public hearing to order at 7:34 p.m. Craig noted that Robert Bradway (Alternate) would be filling in for one of the absent Board Members.

The applicant, James Carden (Applicant) was 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**). This hearing was a continuation from Feb 1, 2022, which was tabled until all documentation was submitted. Andy Didio of Taconic Engineering spoke on the (Applicants) behalf, and stated that they were not looking to increase the maximum number of event attendees to 800 at this point in time. The maximum number of attendees at any event is 200 or less. Andy did state in the site plan that the Fire Chief felt that the 14 foot bridge was more than adequate, but Bill stated that it might be adequate for a service vehicle, but not for 200 people trying to leave at once, so Bill felt the plan would have to be enhanced for the bridge. The plan accommodated 75 parking spots with 14 around the building. The main concern the Board had was that the (Applicant) was asking for unlimited number of events from May-October. There are 26 weekends from May 1 – October 31. The (Applicants) already listed 14 possibly 15 weddings and 5 other non-wedding events in 2022 including a Secret Science Club, which would be on a Wednesday night in the barn in May. (Applicant) stated no weddings were scheduled in May. The Board and (Applicant) came to an agreement of 26 total events from May 1 – October 31. Noting that April they would have a planned event schedule, and if any changes need to contact Zoning Board. Code Enforcement Officer must be informed by (Applicant) of all events and to check signage. Board stipulated that no audible music outside the property line during the weekends, and there would be no audible music allowed during the weekdays. Craig advised that their understanding of the agreement be stated in writing to be considered at the next ZBA meeting.

***Application for a Special Permit was tabled until receipt of the requested information is received.***

The next applicant, James Adams (Applicant) was represented by Andy Didio of Taconic Engineering, acting as his agent. The (Applicant) was applying for an Area Variance, front yard setback within the Ridgeline Overlay District at 45 La Branche Road, Hillsdale, NY. (**Tax Map 3: 106.-1-6**) The setback now is 49 feet and the proposal was for 9.2 feet less making it 39.8 feet. The setback was to be able to add an addition to the existing garage. Trees will be planted between the garage and the road for screening. (Applicant) already has D.O.H. approval with septic system. Jamie Purltan will be the landscaper.

**A motion to approve the Application for a Setback variance was made by Bill Sullivan. Seconded by Steve Smith. All approved.**

Meeting adjourned at 8:30 p.m.

Respectfully submitted, Ramona A. Bellamy, ZBA Secretary