



Town of Hillsdale Zoning Board of Appeals

Board Meeting, Tuesday, December 6, 2022 Minutes (Final)

Board Members Present: Chairman Craig Norton, Steve Smith, Bill Sullivan, Jeff Sills and Barbara Barrantes. ZBA secretary, Ramona Bellamy, recorded the Minutes.

Board Members Not Present: Robert Bradway (Alternate)

Other Attendees: Robin Andrews, Cecelia Elinson, Margaret Rosenthaler, Zac Culbreth & Rebecca Turner

Chairman, Craig Norton called the public meeting to order at 7:37 p.m.

Harlemville Rural Cemetery Association, represented by Robin Andrews (President) and Cecelia Elinson (Secretary/Treasurer) and Gloria Kemp and Margaret Rosenthaler owners of 1124 Route 21, Hillsdale, NY, (**Tax Map #: 104.-1-2.200**) previously came to the Board on July 5, 2022 for an informational meeting. They stated that the cemetery is almost out of space and that Ms. Kemp had a small piece of property that abuts the cemetery property that she wished to convey to the cemetery. The current land she owns is 3.08 acres, so the proposed transfer will leave her with an undersized lot of 2.614 acres. They wanted to present the idea to the ZBA before incurring the expense of a survey. At the informational meeting Craig advised them to get a survey and to apply for an area Variance. Robin Andrews, representing Ms. Kemp, (the Applicant) went over the survey and stated that .466 acres would be the amount of the parcel transfer lot adding to the existing .88 acres. The transferred parcel would not be a separate lot but would be incorporated into the cemetery property. If approved, Applicant will go to the Planning Board next week for a lot line adjustment.

A motion to approve the Applications for an Area Variance was made by Bill Sullivan. Seconded by Steve Smith. All approved.

Richard Herrington of AHMR, Inc. will be on the ZBA docket for January 3, 2023, but was advised by Craig to come today for an informational meeting to identify any issues prior to next month's hearing. The Applicant plans to apply for an Area Variance & Special Permit to restore the railroad station located on 312 White Hill Lane, Hillsdale, NY using the original footprint (**Tax Map #: 145.4-2-4**). Zac Culbreth (architect) & Rebecca Turner (architectural designer) were representing Mr. Herrington who could not attend the meeting. The issue is that the building is only one foot from the existing property line and the overhang of the proposed slate roof would be 4.6 feet, so any rain or snow would be falling on an other's property. The Board recommended several options, including obtaining an easement from the other property owner or reducing the scale of the project, which Mr. Culbreth said he would share with Mr. Herrington. If the Applicant had any other questions he could reach out to Craig before their hearing next month.

Meeting adjourned at 8:10 p.m.

Respectfully submitted, Ramona A. Bellamy, ZBA Secretary