

Town of Hillsdale Zoning Board of Appeals

Board Meeting, Tuesday, November 7, 2023 Minutes (Final)



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

Board Members Not Present: Chairman Craig Norton and Robert Bradway (Alternate).

Other Attendees: Lynne and Bradley Block, Barbara Olsen Pascale the Chair of the Planning Board, and Andrew Didio from Taconic Engineering, DPC

Acting Chairman Bill Sullivan called the public meeting to order at 7:30 p.m.

The first applicants, Lynne & Bradley Block (Applicants) are seeking a Special Permit for a change of use; short term rental for 66 Wolf Hill Road, Hillsdale, NY (**Tax Map #: 114.-1-27**). The Applicants said they purchased this 5 bedroom 2 ½ bath home this summer. They reside on Long Island and would like to use the premises as a short term rental when not there. The Applicants first said they would allow a maximum of 16 guests, but the ZBA noted that any number over 10 will bring them within lodging categories regulated by the county and the state. After discussion, the Applicants decided to keep the application at 9 people. The Applicants gave the ZBA Secretary their local contact name(s) of a Columbia County resident with an address within 20 miles of the property, and their caretaker, which will be forwarded to the Building & Zoning Enforcement Officer, Lee Heim. Applicant will contact Mr. Heim for a walk-through inspection.

A motion to approve the Application for a Special Permit was made by Jeff Sills. Seconded by Steve Smith. All approve

The second applicants, Thomas Schumacher & Matt White (Applicants) represented by Andrew Didio from Taconic Engineering, DPC are seeking an Area Variance for disturbance of a steep slope on 342 Mitchell Street, Hillsdale, NY (**Tax Map #: 136.-2-84.12**). Mr. Didio explained that the project would meet the conditions under §245-44 Steep slope regulations (the “Regulations”). The Applicants would like to build onto an existing storage barn a connector and an indoor pool consisting of structure and patio.

Mr. Didio, in response to questions from the ZBA regarding the location of the proposed project that is on a slope that exceeds 15%, provided the following mitigating information:

- (1) Plans submitted reflected adequate erosion measures in place during construction and improvements in erosion control and stormwater management going forward. In addition the location, we were advised, is primarily shale further reducing erosion risk;
- (2) The location has few trees, so the Applicants will be planting appropriate trees to control erosion;
- (3) An existing driveway will be improved by the proposed project; and
- (4) The Planning Board is reviewing, among other things, compliance with the Ridge Line Regulations §245-31. The Planning Board Chair attended this meeting and confirmed that she had conducted a site visit and the proposed project would not be visible from the the road. Also, three other Planning Board members have done site visits.

A motion to approve the Application for an Area Variance was made by Jeff Sills. Seconded by Steve Smith. All approve

Meeting adjourned at 8:20 p.m.

Respectfully submitted, Ramona A. Bellamy, ZBA Secretary