



Planning Board Minutes 5.8.2023

Draft

Members Present: Barbara Olsen Pascale, Chairperson, Kyle McGraw, John Avenia, Brandon Lentine, Mark Barbato,

Peter Michael Prado, Planning Board Secretary, recorded the minutes.

Others Attending: Brad Dellea, Mrs. Dellia, Brad's Father, Maygar, Phil Gellert and other members.

* Bud Gardner, absent.

* Richard Freiman, no longer with Planning Board due to move.

The meeting of the Planning Board opened at 7:02 PM.

Brandon made a motion to approve the minutes from the last meeting on 4/10/2023. This was seconded by Kyle.

Aye:6 No: 0

Decision: The minutes of 4.10.2023 are accepted



Site Plan Review File #: 2023-004

Applicant(s): Brad Dellea,
Mrs. Dellea and Father,
Marc Dellea

663 Wolf Hill Road

Tax Map ID#: 125.-1-1.4

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- Mr. Dellea presented the county approved septic.
 - Barbara noted that it's not really an approval but a recommendation, as it may be the DOH's way of approving the septic.
 - Mr. Dellea reiterated, the existing house will be torn down after the new home, 30 feet away, is completed.
 - Mrs. Dellea presented the color of the windows and presented a document from the manufacturer and the color of the house.
 - Barbara requested official plans showing what the house will look like.
 - Mention of 1220 and 1350 for the top ????

Decision: Verbal ok given contingent of the final site plan, showing no cuts only and the house and septic site.



Subdivision Review File #: 2023-08
2584 Rte 23

Applicant(s): Burton J Magyar
represented by Ken Sabin
Tax Map ID#: 104200 145.1-53

- First meeting on this subdivision, File #: 2023-08.
- Approximate location of old railroad pipeline byway
- Mr. Magyar talked with the real property people in Hudson and was told that nothing has changed, all that is required is the planning board's approval and they will put him through.
- Mr. Magyar stated that other than 23 has gotten wider, there hasn't been any change in the complete property.
- Kyle asked if they were looking to include any parcel (?). Mr. Magyar replied, no.
- Barbara noted that property is part of the conservancy now and if there was any interest in them buying the property. Mr. Magyar pointed out they are interested in him giving the property to them.
- Mark asked if there was a sign that says, "Bluestone for Sale"? to which Mr. Magyar replied yes that's their house.
- The house is in Hamlet but not the field.
- The town already recognizes it as two separate parcels.
- Board members discussed two separate lots combined as one for tax purposes. Mr. Magyar said that he cannot verify. The tax bill came as one parcel.
- Brandon asked Mr. Magyar knew the distinction between zoning lot and tax lot and if could be that situation.
- Kyle
- Barbara asked Mr. Magyar if he knew when the properties were combined. Mr. Magyar replied probably in 63 or 64.
- Brandon asked if there was a deed showing when they were joined.
- Real property said to get the planning board approval will split it on the tax roll.

Decision: Kyle recommended to talk with attorney to determine how the property can be sold in the future. Board members agreed. Recommendation for quick consultation with Freeman Howard, P.C. and to see Pam the county assessor. Barbara said the board can approve the subdivision and have it stamped that it's not Board of Health approved. And might be in best interested to get test ?



Request for Re-Stamping File #: 2023-09
Hunt Rd. Subdivision

Applicant(s): Phil Gellert
Tax Map ID#: 125.-1-17.111

- Mr. Gellert presented subdivision document from 1999 that was approved but not filed.
- Barbara clarified Mr. Gellert had an installment sale on a property that never had an approved subdivision.
- John pointed out what was signed by the town, title map proposed 7-acre parcel, no evidence of 11.27 parcel being approved. All it says acres approved, 7-acre parcel, land of Phil Gellert, town of Hillsdale, it does not mention a second parcel, unless there is something else.
- Barbara stated the 11-acre parcel is not part of the original approval.
- Brandon asked if parcels are separate on paper. Are taxes on one piece or two.
- Mr. Gellert stated due to installation of road, it therefore created two separate lots.
- Kyle mentioned it would be the town's turn to review it and see if it is indeed a separate lot. Brandon agreed that is the best advice.
- Mark wanted to know who was requesting approval, in which Mr. Gellert said County is requesting stamped copy for filing,
- Barbara asks if they will assign a new tax ID, Mr. Gellert affirmed.
- Barbara along with other board members felt they cannot stamp something from 1999 that is unclear at this time.
- John obtained confirmation from Mr. Gellert sale pending on 7-acre parcel.
- Barbara found Hillsdale code definition under subdivisions: "property shall be deemed to be divided into separate legal parcels if divided by public road."
- Kyle said it's unnecessary then to stamp it, Mr. Gellert can sell the property, the board would not have to do anything else.
- Mr. Gellert said it is the buyers of the property that said parcel needs to be filed as contingent of sale. That is the reason why Mr. Gellert went to County.
- Barbara stated the Town Attorney approved re-stamping document due to original 18.27 parcel separated by public road causing two parcels.



Decision: Board subdivision plan was reaffirmed in creating parcels A & B. This will provide County's request to complete filing for pending sale.

Richard made a motion to adjourn, which was seconded by Mark.
The meeting adjourned at 8:01 PM