



**Hillsdale Planning Board Minutes
June 8, 2015**

Present: Richard Freiman; Deborah Bowen; Vivian deGeorges, Secretary; Hank Henward, Chairman; Patti Rohrlich; Mark Barbato

Excused: Ellen Levy; Bud Gardner

Also Present: Jeff Paige; Gretchen Stevens

Mr. Henward opened the meeting at 7:32 PM

**Matthew White site plan review of new buildings and driveways on Main St;
Pat Prendergast, representing**

Mr. Prendergast showed the plans and drawings for Matt White's Kitchen shop on Rt. 23 in the Hamlet, as well as for the driveway and parking areas for that shop and the small house next door. He explained that Mr. White removed the back of the house he bought next to the Victorian and will be building onto it. He then showed the driveway with 13 parking spots in the back, a van-accessible one, and a couple others on the side. The driveway is about 24' wide at the entrance from the street, and then narrows down to about 20' till it gets to the back parking area. There's also an area between the two building that is paved and can be taken as a driveway, so Mr. White will be putting new curbing there to make sure no one goes in the wrong way, as well as taking out the blacktop and putting grass in which will decrease any runoff that's happening now. He used the drawings to explain the grade for the whole length of the driveway and described the drainage that goes down the driveway and across the sidewalk into the catch basin in the street. Instead of allowing that to continue, they're going to create basins on each side of the driveway which will funnel the water down and into the catch basin instead of washing over the sidewalk.

Discussion about the sidewalk in front of the buildings which Mr. White intends to replace, as it pertains to the sidewalk project which will be starting perhaps in January. Mr. Prendergast asked if the Board needs to give site plan approval for the driveway and parking lot and Mr. Henward answered yes, and also for any signage.

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Mr. Henward then asked Mr. Prendergast to give us the total square footage of retail in both buildings so we can see how many parking spaces are needed. Discussion about the smaller house, whether it is planned to be retail or residential space and Mr. Prendergast said that he'd clarify that with Mr. White.

Mr. Henward asked about deliveries, saying that obviously, there can't be large trucks stopping on Rt. 23, so where will service vehicles park to make deliveries? Where's the back door? He asked Mr. Prendergast to show on the map where the service entrance would be. He then asked the Secretary to find out from the Building Inspector the name of the DOT person working on the sidewalk project so that she can give it to Mr. Prendergast who will then have a contact to find out the specifics of when the project will begin and perhaps drawings of where the sidewalks will be placed in front of Mr. White's buildings. He further explained that Rt. 23 isn't in the middle of the easement so the sidewalks probably aren't totally in the easement so they may have to be moved.

Discussion about the area behind the smaller house, which is packed gravel which absorbs water, and now it may be paved for parking spots. Mr. Freiman asked if they should put drainage at the top of the parking area and Mr. Prendergast showed that the parking part of the lot is pretty flat, and that it's really the driveway that's so sloped and drains the water from the parcel.

Ms. Stevens asked Mr. Prendergast what kind of storm the catch basin is constructed to handle and Mr. Prendergast said that it's the standard State measurement.

Mr. Henward asked if the DOT had anything to say about the curb cut and Mr. Prendergast said that they're fine with it. Mr. Henward further asked if they asked anything about the size of the trucks going in there and Mr. Prendergast said that they didn't.

Mr. Prendergast asked Mr. Henward what approval Mr. White has as of right now, and Mr. Henward answered that he has nothing from us, but a demolition permit from the Building Inspector and that Mr. White "just got carried away." Mr. Prendergast asked if we have to have a public hearing for the parking and Mr. Henward said that he doesn't think so.

Mr. Barbato then asked if there needs to be a document saying that Mr. White can use both lots for the driveway and parking lot and Mr. Prendergast said that since he owns all of the

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property, he doesn't, making the analogy that if you owned two joining lots with yards in the back and wanted to drive from one back yard to the other, you wouldn't need any kind of document.

Mr. Henward asked the Secretary to find out from the Building Inspector what permits were issued to Mr. White.

Mr. Prendergast asked if they had to go to the County Planning Board regarding the driveway and Mr. Henward said yes and that they'll ask for the DOT approval which we're going to get anyway. He also said that since Mr. White is changing the footprint of the smaller building, it needs to be reviewed by us, and Ms. Rohrlich added that there are guidelines as to the materials and design he uses.

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Ms. Stevens presented a memo to the Board about the Town adopting the aquifer overlay map in the Hamlet, along with the recommendations by Steven Winkley, and suggested that the Planning Board recommend that the Town Board authorize Dick Alford to draft a law including these provisions to back up what is already in the Comprehensive Plan describing the aquifer area. The CP doesn't include the map so it needs to be added.

Mr. Henward asked for a motion and Ms. Rohrlich made the motion for the Planning Board to recommend that the Town Board, using the map to follow through with what's already in the Comprehensive Plan, along with the recommendations by Steven Winkley, formulate a resolution to direct Dick Alford to draft a law using the above for additional land use regulations in the Aquifer Overlay District. Mr. Henward seconded the motion and the vote was all ayes.

Mr. Henward directed the Secretary to forward the minutes to the Town Board for consideration in their meeting on Tuesday, June 16th.

Mr. Henward asked for a motion to adjourn. Ms. Bowen made the motion, Mr. Freiman seconded it and the vote was all ayes. Mr. Henward adjourned the meeting at 8:32PM.

The next Planning Board meeting will be held on July 13th.