



**Hillsdale Planning Board Minutes  
April 11, 2016**

**Present:** Hank Henward, Chairman; Ellen Levy; Deborah Bowen; Bud Gardner; Patti Rohrlich; Mark Barbato; Richard Freiman; Veronique Fabio, Secretary.

**Also Present:** Gretchen Stevens.

Mr. Henward opened the meeting at 7:30 PM

**1) Mayer, 37 Meadow lane, 116.-2-24 Tax map ID 116.2-24**

The applicant was not present for the site plan review. This matter will be discussed later during the meeting.

**2) Chuck Welden, Liquor Store, 8 Anthony Street, Hillsdale, NY Tax ID 145.4-2-11**

Mr. Welden presented a picture of the proposed 3'x 8' metal on board roof sign. He explained that he is also planning spot lights that will go off at 11 o'clock. It will be attached below the roof line with brackets.

H. Henward reminder the applicant that the sign should not be more than 20 square feet. However, there are a number of "bonuses" as

stated page 51 & 52 of the Hillsdale Zoning and Land Use Control Law. Hanging signs should not be larger than 2 square feet.

Other board members commented on the sign and found it appealing.

Patti Rohrlich cautioned Mr. Weldon that although the sign was attractive, to be sure it had the visibility he was trying to achieve.

R. Freiman suggested lighting up the sign from behind with LED.

*H. Henward asked for a motion to approve the installation of the proposed sign, Bud Gardner made the motion, Patti Rohrlich seconded, all agreed.*

**3) Edward Thyberg Jr., 108 A Shuntoll Rd., Hillsdale, Tax ID 137.1-1-112, on the ridge line.**

*Received: topo maps, plans for the garage, fee for site plan review \$1,193.50.*

Mr. Thyberg came accompanied with Charles Vieni Engineer. Mr. Thyberg wants to build a 30'x40' 2 car garage next to his house. His property covers 73 acres and is on the ridge line. The proposed project will have a second story for a workshop as well as a 3-piece bathroom;( sink, toilet and stall shower)

H. Henward asked about the septic system, Mr. Thyberg submitted a letter dated March 21, 2016 from the Department of Health

acknowledging receipt of the design plans for the on-site sewage treatment.

H. Henward asked about vegetation around the garage, Mr. Thyberg responded that the land around had been cleared before he bought the house in 1983. The project could not be seen from anywhere as it will be located approximately 700 feet from the road. Mr. Thyberg added that the project will be insulated and heated.

Richard Freiman emphasized that the use of the upper level should be strictly limited to a workshop, not to a residential unit.

*H. Henward asked for a motion to approve the project, R. Freiman made the motion, Ellen Levy seconded, all in favor.*

- Planning Board members looked at the **Mayers Project**. Plans were submitted by Clark & Green Architecture Design as well as samples for the siding.

Patti Rohrlich was wondering what color will be chosen out of the 2 samples.

Mark Barbato noted that the house will not be visible from the road.

H. Henward suggested that the board waits before an approval until color scheme is clarified, also the fee for the site plan review is still due.

- Planning members went on to discuss **Michael Mohr's property** at 192 White Hill lane. Mr. Mohr was not present.

Gretchen Stevens from the Town Conservation Advisory Council indicated that Mr. Mohr wants to clean up some parts of his land. She would like to ask for authorization to look at the areas in question. It seems that Mr. Mohr wants to leave the saplings- primary birch and remove the brush growing around.

It was noted that he has the right to clean up what he wants on his land, however guidance and advice might be beneficial to all.

Planning Board members will organize a visit of the site with Mr. Mohr.

- Planning members discussed the expansion of **Stewarts** under way. The project was approved however the sewer system will have to be consistent with the sewer district requirements.

Any changes in a system part of the sewer district will need a permit even if it is just to change a pump. H. Henward noted that it is required in the town laws but was never enforced in the past.

Mark Barbato questioned the control of the Board of Health over those issues.

Mr. Henward responded that the sewer district is in charge of all these details and the board of health does not oversee anything. The sewer district however has to report to the state.

Permit forms will be required to reflect the changes, and escrow money will have to be posted, in order to be in compliance with town laws and the building department.

Stewarts will be inspected to assure compliance.

- **Little Deer Development, Jim Cervone, School House Rd. and County Rt. 21, Tax Map ID 105.1-4-111** 135 acres divided into; 14, 20 and 101 acres respectively.

*Received a check in the amount of \$1,055.*

A site plan review was done 4 years ago, a driveway was cut in and a pond created. The P.B. at the time made recommendations, one of them being that the future houses will be located out of sight within the trees.

Mr. Cervone sued the town of Hillsdale and each Planning Board member individually following the site plan review. An agreement was reached.

Mr. Cervone wanted to come to the meeting tonight. Mr. Henward recommends that the PB require plans for the driveway and that the berm to conform with requirements and that they meet the PB standards. An escrow account will be required as Doug Clark will do the review.

R. Freiman noted that Cervone does have the emergency turns for his driveway turn.

H. Henward indicated that Dan Russell had confirmed that no staking was done.

Planning Board members will take a look at the location before the next meeting.

Doug Clark will handle the DEC referral for the large pond that was created.

The legality of the creation of the pond is questionable.

H. Henward suggested that the Conservation Advisory Council works on pond and stream regulations, which would give PB the right to review.

Other matters:

A draft law on solar farms should also be studied. A moratorium on the subject should be supported.

Mr. Henward is concerned with the visual impact that these solar farm will have.

Ellen Levy questioned the trade of solar farms for agricultural fields.

Jeff Page commented that Copake is considering a moratorium.

Gretchen Stevens shared with the board an event that will take place at the library, April 30 from 5:30 to 7:00. Ingrid Haeckel will make a presentation on "Conserving Nature in Your Community"

*Richard Freiman asked for a motion to adjourn the Planning Board meeting, Bud Gardner made the motion, Mark Barbato seconded, all agreed.*

Meeting was adjourned at 9:00pm

*The next PB meeting will be Monday, May 9, with a Public Hearing starting at 7:00.*

Respectfully submitted

Veronique Fabio