



Town of Hillsdale

Planning Board Minutes

November 13, 2017



Present: Chairman Hank Henward, Deborah Bowen, Ellen Levy, Bud Gardner, Patti Rohrlich, Richard Freiman and Mark Barbato.

Secretary Veronique Fabio was present to record the minutes.
Jeff Paige was in the audience as well as Mary King from the CAC.

Hank Henward opened the meeting at 7:30.

**1) Lot Line adjustment for Jorn Ake and Claudia Salomon
Collins street.**

Combine lot 136.-2-28.2 with 136.-2-28-12 to create a 32.46-acre lot.

~ Consultant Engineer and Land Surveyor, Carl Matuszek represents the owners of the property.

He indicated that a subdivision creating 3 lots was approved in 2013. Lot number one was sold. Jorn Ake and Claudia Salomon want to combine the remaining lot 2 & 3 respectively 15 acres and 16 acres and build a house on the 32 lot created.

The building envelop size was slightly increased from the 2013 proposal.

Mr. Matuszek noted that the driveway was built following the 2013 town's requirements. The driveway to the future garage will be kept close to an existing stone wall.

The location of the leach field was approved by the Department of Health in 2013. The septic will be in the same area as proposed then.

- ~ Ellen Levy asked if the future house could be seen from other locations.
- ~ Carl Matuszek responded negatively.

Hank Henward asked for a motion on the application, Richard Freiman made the motion to approve the lot line adjustment, Bud Gardner seconded, all members agreed.

Carl Matuszek will bring plans with his seal to be stamped.
\$165.00 fee was paid by check #2487.

2) Skarship Farm, Mark Cawley, Overlook drive 126.-2-13

Subdivision creating a 20-acre lot out of a 545-acres parcel.

Mark Cawley, Stephanie Skarrup and Dan Russell were there to present the project.

The owners of the property want to create a 20-acre lot.

- ~ Hank Henward noted that the plan does not show a building envelop. He also pointed out that a Curb cut letter of approval from Richard Briggs from the Highway Department was necessary.
- ~ Dan Russell indicated that he thought that because the property is not in the Ridge Line Overlay District a building envelop was not necessary. He mentioned that perk tests were done.

Hank Henward asked for a motion on the application, Mark Barbato made the motion to approve the subdivision subject to a letter from Highway Department approving the curb cut for the future driveway, as well as a proposed house location mentioned on the plan, Richard Freiman seconded, all members agreed.

Fees are still due.

Internal Business:

~ Hank Henward talked about board members training and attendance.

He indicated that the town board is discussing a policy for attendance and would like a proposal from the Planning Board on a fair option.

No decision was taken, however it appears that most members agree to the rule of more than 3 absences and you are out.

~ Hank Henward also discussed the grant that the CAC received to develop a Natural Resources Inventory for Hillsdale and the upcoming meeting on code enforcement procedure.

~ Mark Barbato questioned the effect of restrictions on the property values.

The subject of short term rental via “Airbnb or Vrbo” of some properties came up.

~ Deborah Bowen indicated that that practice was hurting the legal Bed & Breakfast and hotel businesses.

~ Ellen Levy pointed out that it also takes away affordable housing from local people.

~ Richard Freiman felt that there should not be restriction on that type of activity, too difficult to enforce.

It was decided that the subject should be tabled for December’s meeting.

On a motion by Richard Freiman, seconded by Bud Gardner and agreed upon by all the members, the meeting was adjourned at 8:55.

Respectfully submitted

Veronique Fabio

Next meeting, December 11, 2017