

**Hillsdale Planning Board  
Draft Minutes**

**Meeting of April 13, 2009**

**Present:** Hank Henward, Chair; Ellen Levy, Richard Freiman, Patti Rohrlich, Bud Gardner, Mark Barbato, Deborah Bowen (acting as Secretary)

**Excused:** Theresa Kisselbrack, Secretary

The meeting was called to order at 7:50 p.m.

**1) CAC REPORT:**

Gretchen Stevens reported the CAC plans to work up a list of professionals vetted and recommended in various fields, engineers, foresters, landscape architects, etc. Regarding the Planning Board's request that the CAC do some research on pond building regulations, Gretchen reported she and Carl have been looking for New York state laws and not finding much guidance, mostly "best management practices", although some of these might be of use to the Town in pulling together a procedure. Hank suggested they look at DEC regulations and Patti Rohrlich suggested contacting the Columbia Land Conservancy. On the issue of outdoor furnaces, Gretchen had previously forwarded some regulations from other towns to the Board. Richard Freiman noted they were all similar, but did not have rules that touched on environmental issues. They did commonly have restrictions on when outdoor furnaces could be used, i.e. October through April. Hank commented that we need the Columbia County Health Department involved.

**2) Renewal of lot line subdivision - Jim Polvere, Rte. 21, 104-1-11**

Mr. Polvere did not attend the meeting.

**3) Special Use Permit: David Duarte, 2750 Rte. 23, 146.3-1-20 – Residential for use as an auto repair shop**

Regarding his application to open an Auto Repair Shop (repairs only, no auto body work) as a "home use" on his property on Rte 23 in the hamlet, David Duarte reported that he went before the Hillsdale Zoning Board of Appeals last month and was granted a variance. The Planning Board has to do a site plan review, and then the plans must be referred to the County Planning Board as the building is within 500 feet of a County highway. Hank Henward indicated that there needs to be a public hearing to discuss fencing options. Mr. Duarte plans to erect a 30' x 60' x 20' metal building. The ZBA has not yet forwarded any paperwork to the Planning Board. Hank Henward will check with Craig Norton to get notes of the ZBA meeting and ascertain whether a public hearing will be held by them, or whether the '07 public meeting still applies. The variances granted at that meeting may have expired, so Hank thinks another public hearing will probably be needed.

The board members discussed various concerns, including the access off Rte 23, where the building would be sited on the lot, set backs, lighting design, etc. The applicant mentioned that his color scheme for the new building will be barn red siding, a tan roof, and white trim. Richard Freiman made a motion that the Board approve the site plan as presented, subject to receipt of the updated minutes from the ZBA verifying the renewal of the September 4th 2007 granting of a Special Use permit and that lighting, parking, signage and storage of materials conform to our Town regulations. In addition the Board suggests 4-5 parking spaces on the north side of the building. The motion was seconded by Patti Rohrlich. All voted in favor. Motion passed.

**4) Minor Subdivision, Robert Longwell, Rte 23**

Mr. Longwell had to leave and will reschedule. A site visit will be scheduled.

**5) Approval of Signage -Request of Zoning:**

Jeffrey Budd reported that the building on Rte. 23 on which he wishes to mount a sign advertising his business has had a long commercial history. He showed the Board the actual sign that had been made which is 2' x 4' in size. A miscommunication with the Building Inspector led the Board to think the sign was much larger. In fact, the sign conforms. No further action required.

**6) Review of March Meeting Minutes:**

Deferred until Hank Henward can review with Secretary, Theresa Kisselbrack

**7) General Discussion:**

A member of the public, Jeff Paige, complained that the March Planning Board meeting was held a week later than usual, but not posted to the public. The Board will recommend that the Town Board make meeting schedule information more easily found on the Hillsdale Town website.

Hank Henward asked if Richard Freiman had been notified whether or not he had been reappointed to the Planning Board by the Town Board. He reported he checked with the Town Clerk, who said it was not brought up at the last town meeting. Hank will follow up.

Hank Henward brought up the subject of on going education training and the four hours required annually of all board members. There do not seem to be nearly to number of classes available as in previous years. The State seems to be cutting back. Hank will continue to apprise the Board of any classes. The only one publicized recently was not in a near by location and cost nearly \$300; Board members are not reimbursed for the cost of such training.

Richard Freiman made a motion to adjourn the meeting, Bud Gardner seconded; the meeting was adjourned at 8:52 p.m.