



Town of Hillsdale
Planning Board Minutes
June 12, 2017

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

Ellen Levy, was excused.

Secretary Veronique Fabio was present to record the minutes.

An audience of about 4 was present including CAC Gretchen Stevens, Town Engineer Doug Clark and Jeff Paige.

Public Hearing:

1) Tax Map 105.0-1.4.111. 7 School House Rd. Little Deer Development.

Minor Subdivision and improvements to existing driveway, represented by Andy Didio of Taconic Engineering.

Hank Henward opened the hearing at 7:10.

There were no public and / or abutters present for this application.

Engineer, Andrew Didio was not present yet and while the board waited for him Deborah Bowen asked to discuss Doug Clark's remarks following his visit at the site. (Details of Mr. Clark's comment on a letter dated June 8, 2017.)

Andrew Didio arrived and noted that he was on board with the town engineer's comments. He was working on the roadway maintenance and the drainage easement agreement.

A. Didio handed out the receipts from the certified letters to the abutters that were sent.

Hank Henward asked D. Clark if he had more information about DEC regulations on dams.

D. Clark said that the DEC determined that the size of the structure on the Cervone property did not require qualification as a dam needing a permit. D. Clark noted that it appeared to him that the issue with the pond was all taking care of years ago.

Andrew Didio presented sketches showing the limits of building lot clearing and a slopes study that were required at the last Planning Board meeting. The only point he was having a problem with is the fire trucks turnaround that will require more grading to maintain a 10% slope. A turning radius at each driveway of 50feet should be provided for fire truck access. Doug Clark and Andrew Didio will discuss the details of a turnaround up by the future house.

Hank Henward indicated that the Planning Board members were not going to discuss the project tonight but just do the public hearing.

There was no comment from the public.

Hank Henward closed the Public Hearing at 7:22.

Application Reviews

1) Eileen Boltin & Beverly Shabat, 550 Rockledge Road, Tax Map #135.-2-36

Minor subdivision.

Eileen Boltin has power of attorney for her sister Beverly Shabat, second owner of the property in question. Eileen Boltin and her husband were present for the meeting.

The lot is 44 acres, with two houses that have their own separate septic system and well. The property is located in the Ridge Overlay District.

The Boltins want to sell the larger lot (38 acres) that will be created by the subdivision.

It was recommended that a right of way and a maintenance agreement be established. A local lawyer can take care of that.

Updated surveys and the maintenance agreement will be presented at the next meeting.

1) Avenel Real Estate, Matthew White, 2643 Rt. 23, Tax Map# 145.4-1-18
Site Plan review

Mathew White presented his project. He plans to rebuild the existing house following the exact historical replica and build a single story addition in the back. The foundation is rotted out so it is a total rebuild. The 0.38-acre property is zoned commercial; no change of use is needed. After renovation the property will be offered for rent to retail businesses or offices. Access for persons with disabilities will be set up in the back. Matthew White would like to start construction as soon as possible.

Mark Barbato questioned the reason for Mr. White to go through the planning board, Hank Henward responded that anything in the hamlet zoned commercial has to go before the board.

Hank Henward made a motion to approve the site plan, Bud Gardner seconded, all the members approved.

3) John Tavlarios, 124 Syre Lane, Tax Map # 116.-2-46

Site plan review represented by Panos Prousalis Architects.

The applicant was not present for the meeting.

4) Dan Russell looking for details on what the board will require for a barn project for James Dawson, 257 Overlook Rd, Tax map 116.-2-24

Mr. Dawson wants to build a pole barn, the property is in the Ridge Line Overlay District, the lot is sloped in some areas to 17%.

Dan Russell will survey the lot to establish the boundaries and the flattest spot for the construction of the 60'x 40' barn.

Hank Henward emphasized that no to very little clearing will be allowed. This

project requires a site plan review. He will visit the site with Gretchen Stevens from the CAC.

Internal Business:

- 1) Gretchen Stevens from the CAC asked if the Planning Board would write a letter of support to help her get a grant to create a “Natural Resources Inventory” for the Town of Hillsdale.

The board agreed and Hank Henward said he will sign the letter for the CAC.

- 2) Hank Henward talked about the proposal for another three-month extension on the Solar Law Moratorium. He asked for a motion from the board to accept the extension.

Richard Freiman made the motion, Patti Rohrich seconded, all members agreed.

On a motion by Mark Barbato, seconded by Richard Freiman and agreed upon by all the members, the meeting was adjourned at 8:35

Next regular meeting July10th, 2017

Respectfully submitted

Veronique Fabio