



Town of Hillsdale
Planning Board Minutes
October 15, 2018



At 7:30pm on October 15, 2018, Chairman Hank Henward opened the regular Planning Board meeting held at the Hillsdale Town Hall, 2609 Rt. 23 in Hillsdale.

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

Secretary; Veronique Fabio recorded the minutes.

Barbara Olsen Pascale was excused.

David Lewis CAC, was in the audience.

1)32 Anthony St., Tax Map# 145.4-2-18, Steven & Kathi Bluestone

Site Plan review for brewery project.

~ Steve Bluestone noted that the maps for the lot line adjustment were not stamped yet.

~ Hank Howard stamped the maps and it was confirmed that the \$165.00 fee had been paid prior.

~ Mr. Bluestone gave an update on the brewery project;
The ZBA is waiting for final setback plans presentation in November.
The project was submitted to Columbia County Planning Board.

~ Mr. Bluestone presented the landscaping and lighting plans. He indicated that he and Rick Herrington are discussing leasing some areas for additional parking.

An expanded map showing the Herrington store was requested by one member.

~ Hank Henward noted that the Copake Planning Board should be notified of the project.

~ Steve Bluestone spoke about the signs he is planning to install around the brewery. He has been speaking with the historical society about a sign on a canopy, they seem to agree with the idea.

A signage plan will be submitted next month.

The landscaping plan shows trees, low shrubs, hop plants and stone walls.

~ Mr. Bluestone had a question for the CAC about an existing maple tree. He was told by his landscaper that the maple tree on the lot is not native to the area, should he conform and have it removed or just keep the tree?

Steve Bluestone talked about the lighting plan. There will be shine down, LED type of lights around the parking lot and the paths going to the brewery.

~ Hank Henward asked about sidewalks.

~ Mr. Bluestone responded that the town has no plans for additional sidewalks at the present time. Mr. Bluestone will build what is necessary following Richard Briggs recommendations of a 5' wide sidewalk.

It was noted that Bernie Kelleher and Dean Knox from Columbia County Highway were on site and approved the proposed site plan.

~ Hank Henward asked if trucks had problems making the turn at the intersection on Anthony street and White Hill Lane.

~ Richard Herrington was in the audience and responded that there were no issues there for large trucks.

~ Steve Bluestone noted that 60 to 70 parking spots are planned.

~ Ellen Levy asked what the plans were for the other house on the property.

~ Steve Bluestone responded that that house is not part of the application at the present time. He mentioned the septic system plan being reviewed by Engineer Thomas Field.

There will be a 9000gallon septic tank for the restaurant that will be connected to the town sewage system.

A separate 4000gallon double wall tank will be set up for the brewery. The waste will be pumped out of that second tank and hauled away.

~ Hank Henward noted that the ZBA had a public hearing for that particular project and another public hearing session is not necessary. A support letter in favor of the project from the Harlem Valley Rail Trail was presented by Mr. Bluestone. He would like to set up bicycle racks as well. He will come back next month with more detailed plans and the parking area set up near the Herrington store.

1) Harlemville Rd, Tax Map# 114.-1-28, Bindle & Precipice Aron Sotnikoff

Driveway & house site plan review.

The original plans for the driveway were revised. It was noted that the driveway is not on the ridge line but in the steep slopes area. Some members of the Planning Board have visited the site prior to the meeting.

The new plan uses more of the existing bed of the logging road. Some small sections of the driveway will remain at 13% and 12% grade even though the length was increased in order to keep the lowest grade possible.

The driveway around the house was re-worked and greatly reduced to limit the amount of tree cutting and soil disturbance.

The applicants are in touch with Richard Briggs to work on the entrance to the driveway, handle the blind spot and ameliorate the sight line. There is an electric pole on the knoll that blocks the entrance's view and the applicants are exploring their options to remedy the problem.

~ Connor Stedman from Apple Seed Permaculture; agroforestry and ecology specialist presented a very detailed erosion mitigation plan. The plan includes 3 main gardens with infiltration basins filled with native vegetation and compost as well as sediments traps that will retain organic matter. Brush swell barrages will be set up on the slopes.

There were a couple of questions regarding the maintenance of the brush swells as well as the impact of the driveway construction on the roots of the nearby trees.

Reforestation with red oaks, white pines, paper birch and aspens is also part of the erosion control plan.

~ David Lewis of the CAC presented a memo. He and Gretchen Stevens had visited the site on October 13.

Based on what the CAC knows at this time and the proposed plan its conclusion is that “*The driveway proposal in its current form is not permissible under the Zoning Law.*”

Davis Lewis noted that he was unfamiliar with the new erosion and drainage technologies that were just presented.

~ Pat Prendergast indicated that he was in contact with the Philmont Fire Department.

~ Patti Rohrlich asked about the length of the proposed driveway and if the applicants had explored other possible locations for building their house in case the proposed driveway was not approved.

~ Builder, Evan Hardcastle responded that the driveway will be approximately ¼ of a mile long and that it was unfair to ask the applicant to change the location of the home at this point.

The review is ongoing and the applicants will be back in November.

2) Brothers Landscaping, Tax Map# 144.1-48/ 144.1-46 1400 St. Rt. 23.

Revision of Site Plan Review for addition to an existing building on recently purchased lot (144.1-46).

Planning Board members examined the plans.

It was noted that the fee was paid.

~ *Hank henward asked for a motion to approve the site plan as presented, Mark Barbato made the motion, Richard Freiman seconded, all members in favor.*

Chairman Hank Henward stamped the plans.

The regular meeting of the Planning Board was adjourned at 9:15 on a motion from Richard Freiman, seconded by Bud Gardner and agreed upon by all members.

Respectfully submitted
Veronique Fabio.