



Town of Hillsdale

Planning Board Minutes

November 12, 2018



At 7:30pm on November 12, 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, Barbara Olsen Pascale, Richard Freiman and Mark Barbato.

Secretary; Veronique Fabio recorded the minutes.

Gretchen Stevens 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 presented,

- 1) the updated lighting plans with details on type and location of the lights,
- 2) the signage plan as well as details on the planting and fencing. Mr. Bluestone indicated that the letter from DEC is in the work.

Steve Bluestone went through the signage proposed;

4 signs attached to the building, including one on an awning over the west entrance and one on the crest of the roof following the historical photos.

2 signs on posts, one the north side of the building and another one to indicated the parking lot location.

~ The Planning Board members noted that the sign on the roof even though it existed in the past is no longer allowed as per 8.13 of the building town code. It was suggested that the sign could be installed on the roof but lower than the crest.

~ Steve Bluestone said that he had no objection to remove that roof sign from the plan.

A variance from ZBA might be necessary as the proposed number of signs (4) exceeds the allowed quantity (2), the size of the signs also matters.

~ Richard Freiman stated that an argument could be made that a name on an awning is not considered a sign.

~ Steve Bluestone described the lighting plan, 33 down light fixtures.

~ Planning Board members suggested that the fixtures should be open only towards the bottom with no light coming from the side. Members said they would look at samples before deciding.

Some issues remain to be resolved;

-The sewer connection to the town system for the waste water from the sinks and toilets as well as the handling of the waste product from the brewery. The town engineer will look at the details.

- A letter from Herrington with regard to the lot leasing agreement for parking.

- The brewery is not yet registered as an historical building at the state level. Steve Bluestone is looking for state and federal tax credits.

~ Hank Henward noted that if the building is nominated by New York's State Historic Preservation Office (SHPO), the planning board will need a letter from them.

~ Hank Henward indicated that the Planning Board is practically done with this project review.

Steve Bluestone will come back next month with some more updates.

The following correspondence was acknowledged.

10-16-18 from CCPB recommendation to approve the Catamount zip line project.

11-01-18 from Egremont ZBA: public hearings for 159 Jugg End Rd. (area variance) and

17 Main Street (Special Permit).

11-8-18 from Patti Rhorlirch, letter of interest to remain on the PB board.

11-9-18 from Gretchen CAC report on the Skaarup visit.

10-9-18 from R. Freiman in ref. to training.

11-10-18 from Peter C. and Deruzio in ref. to the Brewery project.

~ Gretchen Stevens presented the CAC report following the inspection of Stephanie Skaarup's land on September 23rd, 2018.

~ Mark Barbato noted that he visited the project site for Binder & Precipice on Harlemville Rd. He was accompanied by Evan Hardcastle, the contractor for the project.

The entrance to the driveway is a real concern for him. It is his opinion that there is no visibility and the owners will have to work out something with the neighbor's lot to possibly move the driveway, get an easement and get rid of the knoll and the telephone pole. However, this is an issue for the Highway Superintendent to decide when he visits the property.

The regular meeting of the Planning Board was adjourned at 9:00 on a motion from Richard Freiman, seconded by Bud Gardner and agreed upon by all members.

Respectfully submitted
Veronique Fabio.