



## **Town of Hillsdale**

### **Planning Board Minutes**

### **December 10, 2018**



At 7:32pm on December 10, 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.

Town board liaison Tom Carty, ZBA chairman Craig Norton and Gretchen Stevens CAC, were in the audience.

**1) 32 Anthony St., Tax Map# 145.4-2-18, Steven & Kathi Bluestone**  
Site Plan review for Hillsdale Mercantile Brewery project.

~ Steve Bluestone presented a letter of License Agreement with Herrington (AHMR) for a portion of its parcel to be used by Hillsdale Mercantile Brewery for parking purposes.

He also presented a more detailed survey showing the parking plan.

~ Ellen Levy asked if parking spots for the residential units were included in the plan.

~ Steve Bluestone noted that 50 to 60 parking spots will be provided including spaces for the 3 or 4 studio units that are planned.

A discussion went on in reference to the light fixtures.  
The final choice for the lights design will not have any openings on the sides.  
The architect Bill Wallace recommends 1500 to 2500 lumen.  
The planning Board would like to see a sample of the light fixtures.  
~ Steve Bluestone gave a few more updates;  
The sidewalks plan has to be submitted to the Highway Department.  
DEC will be talking with Mr. Bluestone next week and the Historic Preservation will be visiting the site.  
It was noted that there is no need for a ZBA variance for the signs as their number was reduced.  
~ Barbara Pascal asked why the DEC was involved in the project.  
~ Hank Henward responded that the town sewer system is under DEC regulation.  
~ Richard Freiman Asked about the square footage of the final project.  
~ Steve Bluestone responded that the building is approximately 50'x70' over 3 stories for a total of 10,500 square feet.

**Approval of the minutes:**

Minutes for November 12 and September 10, 2018 were approved.

**The following correspondence was acknowledged:**

11-12-18 Letter of interest from Shannon May.  
11-29-18 from Steve Bluestone in ref. to light fixtures at Brewery project.  
12-10-18 from Copake Planning Board in ref. to S. Bluestone Brewery & Catamount projects.

**Internal business:**

**Review of the Local Law #1 proposal:**

Craig Norton and Tom Carty presented the revision of the existing law on regulating the use of lodging facilities for transient guests.  
A \$50.00 special permit will be issued to owners that register their units.

The purpose of this new law is to keep an inventory of the units available in town, making sure the units are up to codes and enforcement in case of complaints.

~ Ellen Levy asked how taxes could be charged. She suggested a lodging tax that should go to the town.

~ Craig Norton noted that under state law the town cannot levy that type of tax.

~ Under Section 4, 14.2, Ellen also pointed out that the word “Inn” in the description of dwellings concerned was missing.

~ Tom Carty recapped the objective of the revision; Special permits would be issued, registration of the units available, management of complaints and possible suspension of the permits or fines in case of non-compliance.

~ H. Henward indicated that the enforcement part would have to be handled by the Building Inspector.

*Hank Henward asked for a motion, Richard Freiman made the motion to recommend that the Town Board moves forward with local law #1, Mark Barbato seconded, all other members agreed except for Ellen Levy.*

~ Patti Rorhlich noted that new zoning books should be printed with a better index and all the revisions included. Tom Carty will pass the word along to town board.

#### Review of the **Local Law #2** proposal;

The Planning Board also reviewed the proposal for the revision of definitions from page 79 of the Zoning and land Use Control Law.

That law would redefine what size project would trigger the necessity of a special permit for a Minor project and what size would trigger it to be a major project.

Craig Norton went through the details.

Under revisions for Minor projects;

1. Change #2 from 2000 squares feet to 4000.
2. Change #3 from 1000 squares feet to 2000, that last square footage amount was changed to 4000 after discussion among the members.
3. Change #3 from 1000 squares feet to 4000.
4. Type II minor projects do not need SEQR review. These type II actions are minor, temporary uses of land having negligible or no permanent impact on the environment. Both SEQR and the County recognize that no SEQR is needed, but nowhere do we recognize this in our Local Law, this should be corrected.

*Richard Freiman made a motion to recommend the approval of the revision to the definitions subject to the few changes that were discussed with Tom Carty and Craig Norton, Patti Rohrlich seconded the motion, all members in favor.*

Members interviews:

By unanimous decision the Planning Board members went into executive session at 8:55 in order to conduct the interviews for Patti Rohrlich and Shannon May.

Recommendations for the new members will be sent out to the Town Board.

*The regular meeting of the Planning Board was adjourned at 9:10 on a motion from Richard Freiman, seconded by Bud Gardner and agreed upon by all members.*

Respectfully submitted  
Veronique Fabio.