



Planning Board Minutes 12/12/24 Draft

Members Present:: Barbara Olsen Pascale, Chairperson, John Avenia, Mark Barbato, Bud Gardner, Brandon Lentine,
Richard Friedman appeared as a non-voting member on FaceTime

Elizabeth Sheer, Planning Board Secretary, recorded the minutes

Others attending: Dan Russell, Pat Prendergast, Margaret Rosenthaler, Tucker McNamee, Kyle McGraw, Jamie Carrano, Ellen Zaroff, Amy Davidson, Marc MacDonald, Robin Andrews and other members of the public

Public Hearing
Minor Subdivision
Property: Lockwood Road
Applicant: Ellen Zaroff

The public hearing opened at 7:02

Dan Russell described the application, where 20 acres is being split out of a total of 180 acres. The septic and curb cut have been approved. Tucker McNamee will be buying the split off 20 acres.

The public commented:

Amy Davidson is surprised by the location. It is quite a steep slope, she says, and therefore she is trying to understand how the subdivision will work as a building property. She is unclear where the driveway will be.

Marc MacDonald, an abutter on Texas Hill Road will share a property line with the new subdivision. While it is a precipitous split, it is also very beautiful. Me. MacDonald has been happy to have Ellen and Tucker as neighbors, He would like to be sure that there is a covenant that the size of the subdivision will never change.

Ellen Zaroff responded to this by saying that she was offering Mr. McNamee a conditional contract that there can be no further subdivision. Some of the property is forested and will continue in the forestry program. She says that both she and Mr McNamee are “hyper conservationist” about the land.

Another abutter said that a 21 acre subdivision is fine.
There being no further comments, the public hearing closed at 7:14

The meeting of the Planning Board was opened at 7:15

John made a motion to accept the minutes of both 11/14/22. This was seconded by Brandon

Aye: 4 No: 0

Decision: The minutes of 11/14/22 are accepted

Minor Subdivision

Property: Lockwood Road

Applicant: Ellen Zaroff

Barbara opened with concern about further subdivision, as it was brought up at the public hearing. She asked Dan Russell how restrictions are generally handled.

Dan Russell said that a note could be put on the subdivision maps as well as in the deed of conveyance, that no further subdivision can be sought.

Brandon asked whether an easement of the title or a covenant shows up on the map.

Dan Russell replied that ordinarily it is on the deed; however he can write "no further subdivisions" on the map.

Barbara asked whether there were any other issues. There being none, Barbara went over the short form SEQR.

The motion for a negative declaration was made by Brandon, and seconded by John

Aye: 4 No: 0

Decision: A negative declaration is issued

A motion to approve the minor subdivision was made by Brandon and seconded by Bud

Aye: 4 No: 0

Decision: the major subdivision is granted

Lot Line Adjustment

Property: 1124 County Route 21

Applicant: Gloria Kemp and Margaret Rosenthaler

Robin Andres, of the Harlemville Rural Cemetery presented the application for the lot line adjustment; Gloria Kemp and Margaret Rosenthaler who own a 3.08 acre property would like to give .466 acres of it to the Harlemville Cemetery. As

this would make their property a non-conforming lot under Hillsdale zoning law, they have already applied for, and been granted, a variance from the Zoning Board of Appeals.

Neighbors have expressed their support of this application.

Barbara asked whether any members of the Board had objections to this application. There were none.

Barbara asked for a motion to declare this application a lot line adjustment.

The motion was made by Brandon, and seconded by John, to declare this application a lot line adjustment.

Aye: 4 No: 0

Decision: The application is declared a lot line adjustment

A motion to approve the lot line adjustment was made by Mark, seconded by Brandon.

Aye: 4 No: 0

Decision: The application for a lot line adjustment is approved.

Site Plan Review

Property: Lockwood Road

Applicant: Tucker McNamee

Pat Prendergast presented plans for a proposed driveway. The driveway, he said is 1300 feet long. 200 feet of that is at a 12% grade, but most of it is at 10%. The driveway is about 80' from the steep slope area. Fire truck pull-outs will occur about every 500'.

Barbara said that as a building site, this might be exempt from site plan review if the house site would not be visible from a public way.

It was agreed that a balloon test would be conducted to see whether there would be any visibility.

Decision: The site plan review will be held over until the January meeting, where it will be decided whether the building site is exempt from Planning Board review.

John made a motion to adjourn, which was seconded by Brandon
The meeting adjourned at 7:46

At this point the Board went into executive session.
The executive session adjourned at 9:16