



Planning Board Minutes 7-10-2023

Members Present: Barbara Olsen Pascale, Chairperson, John Avenia, Bud Gardner,
Kyle McGraw, Brandon Lentine, Suzanne Werner

Peter Michael Prado, Planning Board Secretary, recorded the minutes.

Mark Barbato(Absent)

Others Attending: Brad Dellea, Mrs. Dellea and Marc Dellea, Dan Russell of
Crawford & Associates Engineering and Land Surveyor and representing Edward
M Thyberg and Vera M Thyberg, representative from Devine & Bruno LLP

Public Hearing Attendee: Shoshana Shulley

The Public Hearing opened at 7:03 PM.

Shoshana Shulley supports Dellea's Project and should be allowed to continue.

The Public Hearing closed at 7:03:05PM



The meeting of the Planning Board opened at 7:04 PM.

Barbara made announcement welcoming new board member, Suzanne Werner

Brandon made a motion to approve the minutes from the last meeting on 6/10/2023. This was seconded by John.

Aye:6 No: 0

Decision: The minutes of 6-10-2023 approved

Site Plan Review File #: 2023-004
663 Wolf Hill Road
Tax Map ID#: 125.-1-1.4

Applicant(s): Brad Dellea,
Mrs. Dellea and Marc Dellea
Dan Russell of Crawford &
Associates Engineering and
Land Surveyor

Dan submitted application signed by Marc Dellea as required. Also submitted by Dan was the Species Impact document.

Barbara addressed language on the map, about it not being a building lot.

Dan started review at **#9, no building permit shall be issued without the approval of a public county health dept for unsafe water and septic disposal (John suggested a proposal to add and approval by Hillsdale Planning Board.) Dan approved of proposal.**

#10 No building permit shall be issued without the appropriate approval of the highway dept. no portion of this property contains slopes over 25%

John pointed better to mention which parcel notes seem to apply to parcel one but not two. Dan said it doesn't say one or the other, so he considers it to both. Barbara and members, John, Brandon and Kyle discussed how it's a lot but it's not an approved building lot. Dan pointed out; one can sell the parcel but cannot build on the land without additional approval to build.

Mrs. Dellea submitted return receipts for notification of abutting neighbors.

John reminded that in addition to the subdivision, the board needs to approve parcel #2 as the building lot. John also requested that it be noted that the board has considered the Pied billed Grebe named in the EIS, and concluded that it would not be an adverse impact due to the that there are no wetlands habitat for the said duck on the subject property.

7.10.2023



Barbara reviewed the SEAF application with the board and applicants. questions with board and applicants.

Brandon wanted to know Dan's legal responsibility to include wetlands on surveyor's maps. Dan answered it is not Professional responsibility to include wetlands, dunes, cliffs or moon rocks if it's not on the property, however he clarified it would be required to do so if requested by the Planning Board. Dan pointed out that a certified wetlands biologist is required to determine any wetlands on a property and Dan, as surveyor, can review the biologists' findings and incorporate them into his map.

Barbara asked for a motion for all in favor of issuing a negative declaration on the Subdivision application. John 1st, Brandon 2nd. 6 Aye – 0 Nay

Barbara asked for a motion to approve Subdivision application. Brandon 1st, John 2nd, 6 Aye, 0 Nay

Decision: Subdivision application approved. Chair signed application with notation that application with notation that Parcel 2 not an approved building lot, refer to Parcel 1

Subdivision
Tax Map ID#: 137.00-1-1.2
Review File #: 2023-009
108A Shun Toll Rd

Applicant(s): Edward & Vera
Thyberg, Represented by Devine
& Bruno, LLP

An authorized representative of Edward and Vera Thyberg presented a partial map for review. Kyle requested from the applicant to provide a larger survey reflecting subdivision identifying parcel 1 and Parcel 2.

Barbara noted since property abuts state line, town of Egremont will have to be notified.

7.10.2023



Barbara asks representative if she could get map redrawn reflecting both parcels.

Brandon suggests that if there is an original map, the current surveyor can draw the line for subdivision. He also requested that the revised map show the entire easement agreement for driveways.

John asked if both driveways will be used, as it will need to be known by the board.

Barbara asked what the plans are for the parcel as it is well into the ridgeline Overlay District, representative did not know the answer.

Decision: Applicant's representative was given checklist of things to complete which also requires a Public Hearing may be ordered for possible September timeline.

The meeting adjourned at 8:37 PM.

Bud made a motion to adjourn. This was seconded by Brandon.