

Town of Hillsdale  
Meeting Minutes  
10.9.2023

DRAFT

**Members present:** Barbara Pascale, Chair; John Avenia, Mark Barbato, Brandon Lentine, Kyle McGraw, Suzanne Werner.

Others in attendance: Matthew White, Andy Didio from Taconic Engineering, Joanna Virello from the Hillsdale Town Board

Meeting called to order 7:03

**Announcements:** Chair reminded the members about the NYSDOS requirement for 4 hrs of training.

### **Matter 1**

**Address: 342 Mitchell Street Sbl: 136-84.12**

**Nature of application: Site Plan Approval (Ridgeline Overlay District)**

Owners Thomas Schumacher and Matthew White represented by Andy Didio of Taconic Engineering.

Applicant wishes to renovate and expand an existing approx 900SF storage barn on the property, to include a 338SF connector and a 1795 SF indoor swimming pool structure with changing and bathing facilities.

Mr. Didio stated that the subject barn went through an extensive planning board approval process when it was built in 2006, at which time it was determined that it was exempt from review in accordance with 245-31A.5.b Several Board members are unfamiliar with the property, and wanted to see the evidence of the exemption from the earlier decision. A search of the planning board files was undertaken, but the exact documentation was not able to be located. Accordingly, a site visit was scheduled for Friday, October 13.

Review under SEQR is not required, as the proposed is a Type II action.

A discussion into whether the referenced exemption language does or should apply to all of the components of a site plan approval - namely the groundworking, retaining walls, drainage, driveway slopes, and tree clearing - besides the specifically visual components (windows, roof, siding color, lighting) The board has agreed to review this issue with Town Counsel prior to the next meeting with the applicant.

Mr. Didio also stated that because the construction of the pool house will disturb an area of steep slopes in excess of 25%, in violation of 245-44B, so that issuance of a building permit will require a variance from the ZBA.

Mr. McGraw raised the issue that no structure except for uses accessory to a single family residence can be constructed with a footprint in excess of 3000SF in the ROD so this may also need to be granted relief by the ZBA, as the proposed renovation may exceed this limit, and it is debatable whether a poolhouse is considered a customary accessory structure.

Motion to exempt the property from site plan review made by Mr. Lentine. Barbara seconded. 2 Ayes, 3 Nays, motion did not carry.

A question was raised whether the Planning Board has site plan or other review under steep slope regulations 245-44, notwithstanding the issuance of a variance by ZBA. This issue will be discussed with Town Counsel.

It was decided that the applicant will return next month, in the interim the planning board will undertake a site visit.

Meeting adjourned without motion.