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Julie Kane
HILLSDALE TOWN CLERK

**Hillsdale Planning Board
Minutes**

May 10, 2010

Present: Hank Henward, Chair; Mark Barbato; Patti Rohrlich; Ellen Levy; Deborah Bowen; Rich Freiman; Vivian deGeorges, Secretary

Excused: Bud Gardner

Meeting called to order at 7:40PM by Chairman Henward.

**Jon Furay West End Rd., 3-lot subdivision Tax ID 134.-1-15.2
Nick Demos, PE; Frank Roach, attorney; Max Dannis whose mother is a neighbor; Irene Gibson, neighbor.**

Plans for the subdivision had been delivered prior to the meeting but the building envelopes were left off, so Mr. Demos brought 3 more copies with the envelopes shown. Also submitted were: copy of ZBA minutes of the public hearing discussing this subdivision and a copy of the CC DOH letter describing the septic system needed.

A total of 1.3 acres will be disturbed, and Mr. Demos reported that he spoke with Mr. Briggs regarding the driveway entrances (3) on the property. The ZBA gave a variance for the septic being within 130' of the creek, because it will follow a highly-engineered set of plans which includes a sand-filtration system approved by the DOH.

Mr. Freiman asked what the plans were for the parcels. Is Mr. Furay planning on building on spec or selling the land? Mr. Demos said that as of now, Mr. Furay only has plans to build a house for himself on lot 3. Mr. Henward asked if Mr. Furay will be changing the farm road and that the drive that currently goes to the existing barn could be combined into one curb cut with the proposed drive. He also asked that the maps show proposed wells as well as the driveways.

There was then a discussion about covenants; Mr. Henward asked Mr. Roche if any had been proposed and Mr. Roche said no. Mr. Demos also said between parcel 2 and 3 there is a brush line so any potential owners probably couldn't see each other if houses were built on those lots. Mr. Freiman then asked if the drive could be moved closer to the property line and Mr. Demos said that it could. Discussion ensued about what needs to be done if there isn't 200' of frontage. Mr. Freiman also asked to find out if Mr. Furay would be willing to put restrictions on any further subdivision as the lots are narrow and deep.

Mr. Henward asked if there were any further questions from the Board or the public and there weren't. He then said that the Board's recommendations are moving the driveway closer to the property line, seeing about combining the old farm road and drive, and also seeing if Mr. Furay wants covenants proposed for the driveway that would be shared between lots. Pending a

letter from Richard Briggs as to the curb cuts, and modifications of the maps, we can have a public hearing next month.

Steven Kimelman – regarding restoration of overcut property on White Hill Road Tax ID 127.-1-11

Mr. Roche said that Mr. Kimelman didn't want to put down a large escrow. He wants to be sent a bill to pay for what's been done so far, and then look into it further. Mr. Henward said we still want to retain a consultant to review what Mr. Denham (a forester) proposes. Mr. Roche said that Mr. Kimelman wants to show the board what his plans are first and then see what should happen next. Mr. Henward said we should try to move this along to take advantage of planting season, and that we should get about \$2000-\$3000 because nothing can be done without our own consultant looking at it and we need the escrow for that to happen. Mr. Roche will convey that to Mr. Kimelman.

Darryl Hudak possible subdivision of land @ 123 Taconic Creek Road into 2 parcels Tax ID 124.4-16 Dan Russell, land surveyor

Mr. Russell showed the Board a survey from 2007. Also submitted were: a letter from a neighbor, Ira Madris, of support in this action, a CC DOH letter regarding the perc test and describing the requirements for the septic system, and a Wetland Delineation Report by the Environmental Collaborative.

The property includes 8.32 acres on the East and 1.32 acres on the West side of Taconic Creek Road. Mr. Hudak wants to build a house for himself on the East side and sell the West side. A possible solution of a "flag lot" was shown but not advised as it would result in an awkward, narrow property still spanning the road. The Board suggested appealing to the ZBA to get permission for a less-than-3-acre lot and also put a restriction that the rest of the land would be forever wild. Ms. Levy asked where the access is and Mr. Russell said he'd have to ask Mr. Briggs about where the driveway cut should be. There is an approved perc test for the area on which Mr. Hudak wants to build his home. Mr. Henward said we need to see the driveway and the building envelope shown on the map.

There was then a general discussion on the Hamlet plan, especially as it concerns the sidewalk proposal.

Mr. Freiman motioned to adjourn the meeting and Ms. Levy seconded the motion at 8:40PM.