

**Hillsdale Planning Board
Minutes**

June 14, 2010

Present: Hank Henward, Chairman; Patti Rohrlich; Ellen Levy; Deborah Bowen; Rich Freiman; Bud Gardner; Vivian deGeorges, Secretary; Gretchen Stevens, CAC; Ruth Dufault, CAC

Excused: Mark Barbato

Public Hearing called to order at 7:40 PM by Chairman Henward

**Jon Furay West End Rd., 3-lot subdivision Tax ID 134.-1-15.2
Nick Demos PE; Frank Roche, attorney; Linda Gatter, neighbor**

Mr. Demos submitted revised maps to the Board. On them are shown the changes requested at the last meeting, being that the driveway is moved closer to the property line on parcel 1, and the profile of the driveway is shown on parcel 3. In addition, "no further subdivisions" is now written on the map. Also submitted were: the driveway permits from Mr. Briggs, the letter regarding this public hearing and return receipts from the neighbors, a check for \$2605, and three maps for the file. Mr. Henward asked if the CAC had any additional comments and Ms. Stevens said no.

Public Hearing was closed at 7:45PM and the Planning Board Meeting called to order by Chairman Henward.

A motion to approve the Furay subdivision was made by Mr. Freiman and seconded by Ms. Rohrlich. All ayes. Mr. Henward stamped and signed the 6 copies of the map.

Darryl Hudak subdivision at 123 Taconic Creek Road Tax ID 124.4-16 Darryl Hudak; Dan Russell, land surveyor

A letter of permission from the ZBA for a less-than-3-acre lot was submitted and the revised maps which now show building envelopes. Also submitted was the driveway permit from Richard Briggs. Discussion over the plans regarding right-of-way along Taconic Creek Road ensued, as the so r-o-w down the center of Taconic Creek Road is owned by the town of Hillsdale, even though Mr. Hudak owns both sides of the road. Mr. Henward said that we need to be sure no one owns anything in there along the road. Mr. Russell said that he would consult older maps and surveys.

Mr. Henward asked Ms. Stevens if she had any further questions, and she said she didn't. Mr. Henward then asked Ms. Stevens what type of

soil was on this parcel and she said not one of the primary farming soils. Mr. Russell said it has very shallow soil as it's been washing down off the high ground for hundreds of years.

Mr. Henward said that we will have a public hearing on this matter next month. The fee will be \$1880 for this subdivision. Mr. Freiman asked if Mr. Hudak has spoken with neighbors and he said yes except for Mr. Chambers, but then Mr. Freiman suggested that he should speak to them again since they'll be getting letters in the mail regarding the hearing.

Mr. Russell then asked a question about another matter, a lot line adjustment for Mr. Berliner. Mr. Henward told him that he needs to get a letter from Mr. Berliner and his neighbor saying that Mr. Russell has their permission to represent them at the next Planning Board meeting.

CAC report:

Ms. Stevens had some questions. She first asked what was happening at the Pinto site and Mr. Henward explained that they have the permit for the pool. The building inspector and the applicant have been advised by Dick Alford that a c. of o. for the pool cannot be received until the planting has been done and approved by Ruth Dufault. The planting needs to be done on the whole site.

Regarding Hawthorne Valley – There was discussion about activity on the site. Ms. Dufault said she had heard that they wanted to do a soccer field, but it seems they are taking all the soil off. Also, a culvert was dug under the road between Fern Hill Road and 21C. Ms. Dufault suggested that she would get in touch with Gary Ocean who is in charge of gardening and administrative duties at Hawthorne Valley, to find out exactly what they're doing. Mr. Henward said that the site backs up to a stream and that they need a permit to do whatever they're doing in a stream corridor. He said that they need to go before the ZBA with whatever they're planning. Ms. Stevens also said that it is an aquifer area with very permeable soil. They have to be more than 200' away from the stream. Mr. Henward said that as soon as Ms. Dufault reports back on what Mr. Ocean has to say, that the Board can contact Ed Ferratto and Art Baer, if necessary.

The next question was about the status of Cervone site. Mr. Henward said they had dug a pond without a permit. Ms. Dufault asked if the road had been corrected and Mr. Henward said that it had.

There was then some discussion about the Kimelman project, that Mr. Denham had been consulted to produce a plan for restoration and reestablishment of the vegetation on the site. There was further discussion regarding this matter.

Ms. Stevens then asked if the Planning Board is going forward with the work on the Aquifer Overlay District. Mr. Henward said that there is now money for a map to be created and then the regulations will be drafted. After that, a public hearing regarding the regulations will take place and then the Town Board needs to meet. Ms .Stevens reported than an EPA grant may make it possible for Steven Winkley to do work on this project.

There was then discussion about the Hamlet Plan, that affordable parts of the project will have to be done first, and about affordable housing plans.

Ms. Rohrlich asked that the Board members fill out surveys for the Roe Jan Park, that getting the opinions of residents is important for deciding what projects on which to concentrate fund raising. Some past achievements have been a lightning rod, play equipment and electricity in the buildings.

Mr. Gardner made a motion to adjourn and Mr. Freiman seconded the motion at 8:45PM.