



Town of Hillsdale

Planning Board Minutes

July 10, 2017

Present: Chairman Hank Henward, Deborah Bowen, Ellen Levy, Bud Gardner, and Rich Freiman.

Patti Rohrlich, and Mark Barbato were excused.

Secretary Veronique Fabio was present to record the minutes.

An audience of about 4 was present including, Town Engineer Doug Clark, Surveyor Dan Russell and Jeff Paige.

Hank Henward opened the meeting at 7:35.

1) Town Solar Law review.

The Planning Board has to review the Local Solar Law and make their recommendation in time for the public hearing which has been scheduled by the Town Board for July 18, 2017 at 6:00 p.m.

Ellen Levy express concern on the wording about “Screening”, it seems too vague and open for controversy in her opinion.

Hank Henward noted that in the future the Planning Board will make the determination on what is appropriate screening depending on the situations. He indicated that the existing solar farm at the intersection of Route 23 and The Beauty Highway will have to be screened.

Hank Henward asked for a motion to recommend the approval of the amended solar law. Rich Freiman made the motion, Deborah Bowen seconded, all members were in favor.

2) Tax Map 105.0-1.4.111. 7 School House Rd. Little Deer Development.

Minor Subdivision and improvements to existing driveway, represented by Andy Didio of Taconic Engineering.

Attorney for Mr. Cervone, Francis Roche was present.

Andrew Didio indicated that more details will be added to the last plans that were submitted.

Engineer Doug Clark discussed the revisions to the site plan and the Covenants and Restrictions:

Site Plan

1. Provide horizontal stationing along the common drive.
2. Lot 1 Driveway: Provide an additional culvert and revise the grading to accommodate upslope drainage at the driveway.
3. Label the storm water detention ponds, overflow channel and related storm water structures and pipes. Include pipe inverts and diameters and structure elevations and dimensions.
4. Provide additional details and dimensions for the rip-rap outlet just downhill from the upper storm water pond and drainage swale at the sharp turn. This outlet should include a check dam and extend far enough downstream to address an area of significant existing erosion. The outlet and check dam should be designed to reduce the potential for future downstream erosion.

Covenants and Restrictions.

The previous SWPPP should be referenced and additional information added to the Covenants and Restrictions to insure that all post construction storm water practices are properly operated and maintained, including; stone lined ditches and outlets, storm water structures, storm water pipes and the two existing storm water basins.

Language should be added to preserve and maintain drainage courses downstream of the drainage easement limits.

It was noted that the Covenants and Restrictions have been reviewed and found acceptable by the Town Attorney.

Doug Clark recommends approval of the project after addition of the minor changes.

Deborah Bowen discussed the fire trucks turnarounds.

Ellen Levy questioned monitoring during construction of the driveway. She was told that the building inspector is in charge of that part of the project.

Hank Henward asked for a motion to approve the subdivision and the driveway construction with the addition of notes as discussed. Rich Freiman made the motion, Ellen Levy seconded, all members agreed.

3)Eileen Boltin & Beverly Shabat, 550 Rockledge Road, Tax Map #135.-2-36
Minor subdivision.

The applicant was told that the maintenance agreement that was presented was incomplete. The subdivision map was updated by Dan Russell. The minor subdivision will be approved at the next meeting after review of a notarized and more detailed maintenance agreement.

4)James Dawson, 257 Overlook Rd, Tax map 116.-2-24

Dan Russell indicated that there was no news on the barn project as of now.

Internal Business:

The possibility of the August Planning Board meeting not taking place was discussed as Chairman Hank Henward will be absent on the 14th.

On a motion by Bud Gardner, seconded by Richard Freiman and agreed upon by all the members, the meeting was adjourned at 8:10

Next regular meeting August 14th, 2017

Respectfully submitted Veronique Fabio