



**Hillsdale Planning Board
Agenda
November 8, 2010**

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

Excused: Hank Henward, Chairman; Mark Barbato

The meeting was called to order 7:30PM by Ms. Rohrlich

Ilya Bykov 2-lot subdivision of his lot on Mitchell Street Tax Parcel ID 136.-02-93 Frank Roche, Attorney, representing Mr. Bykov

Mr. Bykov's property is composed of 18 acres to be divided into 8.29 and 10.26 acre lots. Mr. Roche showed the maps to the Board. Also submitted: subdivision application; DOH letter approving the septic site; a letter authorizing Mr. Roche to represent Mr. Bykov; short SEQRA form; a letter of restrictions and the deed to this property. Ms. Rohrlich said that Peter Greer, the former owner of this property, put restrictions on the adjoining land and asked if there was a building envelope put on this second lot. Mr. Roche said not that he was aware of. Ms. Rohrlich mentioned that the existing house was built lower than the envelope designated by Peter Greer. There was a discussion as to Mr. Greer's restrictions on his land as to future subdivisions. Ms. Rohrlich also said that Mr. Bykov should be aware that the surrounding lots are all flag lots and his home, back where he intends to put it, may overlook any homes built on those lots as they will be put back off the road.

Ms. Levy said that the building site as shown on the site plan seems small and doesn't show the whole building envelope. Ms. Rohrlich asked if it would be possible to get the Board an aerial view and Mr. Roche said that wouldn't be a problem. She also said that the most desirable building envelope would not be perched on top and visible from the road. She further noted that a public hearing would eventually be needed.

Ms. Levy asked to be shown on the map where the wooded area was, and asked if the Board could have permission to go on the site. Mr. Roche said he will get a letter of permission.

Older maps were produced from the Hilltop Farm file and were looked at and discussed. Woodland Creek LLC was the original owner.

Mr. Roche asked to be on the agenda for next month.

**Wesley Coon – White Hill Estates Tax Parcel IDs 127.-1-7, 19, and -21
Application to merge three parcels into one and establish an acceptable
building site, Frank Roche, Attorney, representing Mr. Coon**

Mr. Roche informed the Board that Wesley Coon owns this property together with his parents, Marsha and Lawrence Coon. He described the map, two parcels between which is a strip that is a hiking trail, and another long piece which juts off the other parcels and was a separate lot even though it isn't buildable. It's 15.5 acres, but very narrow and steep, and goes all the way to the Massachusetts line. Mr. Coon wants to combine all three pieces and build a house.

Ms. Rohrlich said that the hiking trail piece, 20' wide, must remain unobstructed as a through way. The hiking strip totals 1.44 acres.

Mr. Freiman asked if the proposed building site was near the foundation of a house which was started and not built. Ms. Rohrlich said it was, and that it couldn't be built then because Mr. Coon didn't own the 15.5 acre piece at the time and so didn't have enough land to do a proper setback. Now that he owns these 15.5 acres, he has enough to have the setback. However, Ms. Rohrlich added that there is no reason why the original building envelope should not be retained.

Ms. Rohrlich said that there is a White Hill Estates Association which has covenants as to what can and cannot be built there, and that the Association would have to be consulted. She further said that as it stands, this building site would be an eyesore from the Massachusetts side, and that this application would be subject to a Ridgeline overview – balloon

test, etc. Also that the hiking trail needs to be well marked on the map, that there needs to be an explanation on the map as to why it's there and that it needs to be protected. She asked if anyone knew if it was part of the Adirondack trail. Mr. Gardner said that he believes it's part of the White Trail which starts at the top of Route 23, near Catamount Mountain, and continues down to Bash Bish Falls and Hope Pond.

Ms. Levy added that there also needs to be more detail on the map as to what's open and where there are trees.

Submitted were: an application; short SEQRA form; a letter authorizing Mr. Roche to represent Mr. Coon; covenants and restrictions.

Mr. Roche asked to be on the agenda for next month.

Geller/Seigel Whippoorwill Road lot line adjustment Tax Parcel ID 125.-1-34 Paul Freeman, Attorney, of Freeman and Howard, representing both the Seigels and the Gellers

Mr. Freeman described the easement on the Seigel property on which the Gellers have for many years cultivated flowerbeds. The Gellers now wish to purchase that small piece of property which contains the gardens.

Submitted: a lot-line adjustment application; an authorization from the Seigels and one from the Gellers authorizing Mr. Freeman to represent them; short SEQRA form; maps; a check for \$145 for the fee.

Ms. Rohrlich asked for a motion to approve this application. Mr. Freeman made the motion and Mr. Gardner seconded it. Vote: all ayes.

Ms. Rohrlich stamped the maps but said that she would prefer to have Chairman Henward sign them before returning them to Mr. Freeman. Once they've been signed, Mr. Freeman can then pick them up from Town Hall.

CAC Report

Ms. Stevens said that a mailing can now go out to Hamlet property owners for a survey regarding wells, etc. Tom Carty and Robina Ward are working on the mailing. Approximately 182 properties will receive the mailing.

She also reported that the CAC has been working on trying to find consultants for the Kimelman project. They have a couple of resumes and hope to have a third very soon. She said that they'll be sent to Mr. Henward who will then forward them to the rest of the Board.

Jeff Paige asked how the public is notified if there's a change in meeting dates, and Ms. Rohrlich asked Ms. deGeorges to inform Iona Lutey to put any changes on the Hillsdale Calendar, and also that Julie Kane, the Town Clerk, be asked to have it put prominently on the Hillsdale website as well as posting it in the announcement box outside Town Hall.

Mr. Freiman moved to adjourn the meeting, which was seconded by Mr. Gardner. Vote: all ayes. The meeting was declared closed at 8:33PM by Ms. Rohrlich.