

Special Meeting, Hillsdale Town Board, Friday, April 6, 2007

A special meeting of the Hillsdale Town Board was held on Friday, April 6, 2007, at the Town Hall at 11:01 a.m. with the following members present

PRESENT: Supervisor Arthur Baer
Councilwoman Ann Baldwin
Councilman Carmen Barbato
Councilman August Sena
Councilman Peter Cipkowski

OTHERS PRESENT: Ruth Dodds, Town Clerk; Attorney Dick Alford; Erin Moore, Clark Engineering; Candace Balmer, Rural Community Assistance Partnership; Michele Fuchs and Kevin , Columbia County Housing Resources; representatives from Keller and Sons Construction and Cutting Edge Groups.

Open Bids for Sewer Contracts Nos. 1 and 2

Two bids were received

Contract #1, STEP Systems	Keller and Sons Construction	\$925,980.00
Contract #2, Force Mains	Cutting Edge Groups	\$549,000.00

There was discussion. The Board felt the bids were high (above budget) and will make a determination after further discussion.

Time 11:19 a.m.

Ridgeline Overlay District Law

Present: All Town Board members, Attorney Alford, Hank Henward, Planning Board Chairman, Planning Board members Patti Rohrlich, Robina Ward, and Ellen Levy.

The Board reviewed, with comments and minor changes, the draft of Local Law #6, establishing a Ridgeline Overlay District.

This district as mapped now covers about 9,000 acres, or about one third of the Town. The determination of 1100 feet was from the topo map and seems reasonable.

The terms ridgeline and crest line were discussed. Some felt building should be allowed 40' below the crest line, others 40' below the ridgeline. Those supporting 40' below the ridgeline defended that because more than that at 1100 feet is usually a non-buildable step slope of 25%. Good definitions of ridgeline and ridgeline/overlay district are needed.

All properties of 1100 feet or greater are not subject to this law....only if it is visible from a public road and/or cuts into a crest line at or above 1100 feet.

All building lots have to come before the Planning Board for site plan approval which will pull people in to take steps to see if they are subject to the rules.

Wording in some sections of the law was changed. Trails need to be defined.....hiking, riding, width, etc.

Section F-2 would be acceptable for the major subdivision, but not the smaller person. The Planning Board could waive this section if it were too burdensome financially and otherwise for the property owner. Forestry management could also be defined.

The final proposal of this law will be written, sent to the proper agencies for their comments—our Planning Board, County Planning Board and NYS Department of Ag and Markets. An EAF has to be completed also.

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A tentative date for a public hearing is set for June 1st , providing the process has been completed.

Prior to the public hearing and after agency approval, PR will be done....a handout for the public of FAQ, articles in the Independent, a list of tax map numbers in the district, stress that parts of this law are already in our Comprehensive Plan now as guidelines, examples of good and bad development, maps and the Local Law will be available at the Town Hall.

Proposed development off Anthony Street

Hank informed the Board of a proposal to build a massive condo type 224 housing unit development. The units range in size from 1,000 square feet to 3,000 square feet. 64 of the units would qualify as affordable housing. The property has to be re-zoned to allow this. The Planning Board is retaining Clark Engineering. Issues include sewer, water, parking, traffic, and considerable environmental questions.

Resolution #31

Rebid Sewer

On motion of Councilman Sena, seconded by Councilman Cipkowski, the following resolution was

adopted - vote - ayes 5 nays 0

Resolved to reject all bids,
and further resolved to reformat and re-bid Sewer Contract #, STEP Systems and Sewer Contract #2, Force Mains.

Resolution #32

Executive Session

On motion of Supervisor Baer, seconded by Councilman Barbato; the following resolution was

adopted - vote - ayes 5 nays 0

Resolved that this Board move into executive session to discuss personnel matters.
Time 2:32 p.m.

Resolution #33

Close Executive Session

On motion of Supervisor Baer, seconded by Councilwoman Baldwin; the following resolution was

adopted - vote - ayes 5 nays 0

Resolved that executive session be closed and this Board return to the special meeting.
Time 2:43 p.m.

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Resolution #34

Appoint Assessor

On motion of Councilman Sena, seconded by Councilwoman Baldwin; the following resolution was

adopted - vote - ayes 5 nays 0

Resolved to appoint Pam Cook as Assessor effective May 1, 2007 and appoint Peter Ostrander as consultant to the Assessor;
and further resolved that the salaries will be worked out not to exceed the assessor's budgeted amount.

Meeting adjourned at 2:45 p.m.

Respectfully Submitted,

_____ Ruth Dodds, RMC, Town Clerk

