



**Hillsdale Planning Board  
Minutes  
May 9, 2011**

**Present:** Hank Henward, Chairman; Patti Rohrlich; Deborah Bowen; Bud Gardner; Mark Barbato; Ellen Levy; Richard Freiman; Vivian deGeorges, Secretary

**Also present:** CAC member Gretchen Stevens; Jeff Paige, resident

Meeting called to order 7:30 by Mr. Henward.

**Mr. & Mrs. James Wagman– new construction, Pumpkin Hill Road  
Tax Parcel ID 135.-2-5.2**

Mr. Wagman submitted the site plan which has been enhanced to show the placing of evergreens and other trees that they are planning to use as screens along the road and the back of their property. Also shown were other groups of plantings to anchor the points of the parcel. They're also pruning and cleaning out the old apple trees that they've found. Mr. Wagman was asked at the last meeting how large the septic is and he wasn't sure. He has found out and it is 1000 gallons. There was some discussion about if we need a public hearing but the Board decided we didn't as there are no potential impacts on neighbors.

Mr. Henward asked for a motion to approve the site plan. Ms. Rohrlich made the motion and Mr. Freiman seconded. The vote was all ayes. The motion was approved subject to Mr. Briggs of the Highway Department authorizing the placement of the driveway. Mr. Wagman will mail the Board a check for \$476 along with 6 copies of the site plan for stamping and signing.

**Peter Greer driveway placement TAX ID 106.-1-23.1 Review of the plan and  
Doug Clark's letter explaining requirements for the driveway**

There was discussion about the placement of the driveway near a protected stream corridor and the physical difficulties of constructing a driveway that

meets specifications. Mr. Greer only owns to the center line of the farm road that he wants to use so he needs to get an easement or acquire the rest of the road. The owner of that land has spoken to Sam Dawson and done some research about the road. When she was approached by Mr. Greer, she was not sure what to do. She then called Mr. Henward who he told her that we'd require an engineered drive and that Mr. Greer must have the rights to the land she owns which he needs to engineer the driveway. This route seems to be important to Mr. Greer. He doesn't want to go through Austerlitz.

The letter from Doug Clark which specifies what's needed was discussed as was sediment control.

Ms. Stevens asked, what is the horizontal distance from the stream? The map was consulted and Mr. Barbato said it looks like it's not even 50'. The proposed driveway may be described by DEC as on the bank. The bank is about a 30-35 degree slope. Mr. Barbato said that there is no way to bulldoze the road without having earth spilling over the bank. Discussion ensued about how steep the bank is and how difficult if not impossible it would be to build a berm on it.

Mr. Henward reported that the Board in Austerlitz a year ago said they "might be interested in walking the property" but didn't seem too cooperative. The issue is the stormwater coming down from Austerlitz.

Ms. Stevens said that she walked the site with Mr. Greer about 3 weeks ago. He said if he can't get access through Hillsdale he'll get it through Austerlitz. Ecologically, it would be a terrible way to do this. It would fragment the ecology and disturb the natural landscape.

Ms. Rohrlich asked if there is something the Board can report to Frank Roche, saying that the Board feels that if it's possible to use this farm road and if he can adhere to Doug Clark's recommendations, that we'd approve it. Then he can approach his neighbors and come back to us as to whether or not he can acquire enough land to adhere to these requirements. Mr. Freiman echoed that saying that if Mr. Greer can do what Mr. Clark describes, then why should we have any objection?

Mr. Henward said that the Board has no issues with a drive in this location. The Clark letter spells out in detail what needs to be done. The Board has no issues that aren't covered in the letter. If the Board wants, he would send an email to

Mr. Roche saying that if Mr. Greer abides by the letter, the Board will approve the proposal. Mr. Greer will also have to get a special ZBA permit for being in the stream corridor.

Last month, Mr. Barbato had brought up the problem of cleaning the sedimentation ponds when they become filled with silt. He reported that the DEC is in the second stage of 4 in their storm water planning, and they will be addressing cleaning of ponds. Perhaps in the email to Mr. Roche there can also be the question of whether a covenant is required for this issue.

### **Continuing Ed requirements discussion**

A short discussion was had reminding the Board that the Town Clerk may be asking for proof of their having 3 hours of Continuing Ed in 2010.

The next meeting of the Planning Board is June 13<sup>th</sup>.

Mr. Henward asked for a motion to adjourn. Mr. Freiman made the motion and Mr. Gardner seconded. The vote was all ayes. The meeting was adjourned at 8:20PM by Chairman Henward.