

**Hillsdale Planning Board**  
**Minutes**  
**June 13, 2011**

**Present:** Hank Henward, Chairman; Patti Rohrlich; Deborah Bowen; Bud Gardner; Mark Barbato; Ellen Levy;

**Excused:** Vivian deGeorges, Secretary; Rich Freiman

**Also present:** CAC member Gretchen Stevens

The meeting was called to order at 7:33 by Mr. Henward.

**Nancy & Christopher Unrath - Site Plan Review**

**Tax ID 126.-02-20.111 Parcel is at 590 Mitchell St.**

Proposed 1 bedroom 1 story home. No clearing of land proposed.

Represented by Angelo Valentino, Builder. Parcel is in Ridgeline Overlay district.

Mr. Valentino presented a letter indicating that he was authorized to represent Mr. and Mrs. Unrath. The parcel consists of 9.6 A off of Mitchell Street. It was purchased in 2005 or 2006. The owners had made some improvements to the property but building has not begun.

They wish to build a small 1000 foot house and presented a concept drawing of what they are seeking to do. Approval of the septic system was already given by a previous building inspector.

Deborah Bowen asked for a map showing further detail, including the topo details.

Mr. Valentino said he had a map showing the septic system only. Discussion followed about the driveway. Chairman Henward explained that a new law had been passed requiring stricter standards for driveways, in particular requiring access and turnarounds for emergency vehicles. Mr. Valentino expressed concern and questioned whether the driveway might be grandfathered. However, Mr. Henward indicated that the building inspector would have to approve the driveway plan according to the current specifications. Mr. Henward said that the owners should also go back to Mr. Prendergast to inspect septic system. But Mr. Valentino indicated that the septic had not been put in yet.

Mr. Henward also explained what might have to be considered for the Ridgeline Overlay plan. He indicated that the process can be simple if the development is not visible from a public road, in which case a waiver can be granted by the Planning Board. However, it still must be determined if the house will be visible from some public road. With the house

proposed to be 18 feet, it will probably not be visible. However, the Board may request a balloon test.

Patti Rohrlich asked a question about the Dept. of Health approval-- – has anything changed in five years? Mr. Valentino responded that he assumed that Health Department approval would last forever. However, it was suggested that the Health Dept issue another letter saying the project was still approved.

Mr. Henward stated to Mr. Valentino that it is the Board's understanding that the applicant will do no further clearing on the property. Mr. Valentino responded that that was correct. Mr. Henward will be in touch with the applicant to discuss what else will have to be done. He asked Mark Barbato to take a look at the property to see what the gradients are before the next meeting.

*The project will appear on the agenda for the July 11 Planning Board meeting.*

**Bill Stratton 4-lot subdivision Tax ID 106-01-09**

Route 7D 89.3 acres to be subdivided into 4 lots (one with existing house) and three new building lots. Represented by Daniel J. Russell, Surveyor.

Bill Stratton, partner/owner and Dan Russell were present. The Board suggested that an additional letter from the owners authorizing Mr. Russell to represent them in future meetings be provided.

The proposal is for a four-lot development on the former Ligouri property, just north of the Dodds farm. There was a discussion of whether the property has to be considered under the Ridgeline Overlay legislation. Since it does have some land within the 1100 foot range, it does require Ridgeline consideration.

Lots 1 and Lot 2 have a shared driveway to limit the stream crossings. The property is in classification 6, which is not within the Ag district overlay. Mr. Henward stated that although the subdivision calls for only four lots, the Board has the authority to name this project a Major subdivision. Mr. Russell stated that the property was divided into four lots so as to avoid being a Major subdivision. The biggest issues are the driveway, which requires County curb cut approval and the stream, which will require a bridge based on DEC requirements. Mr. Russell asked if the Board can approve one permitted driveway crossing of the stream. If the Board does approve it, the ZBA must give a special permit, because it is contrary to zoning. Deborah Bowen asked if the applicants would agree to put no further subdivisions on the plan. They indicated that they would. There was some discussion as to why the house on Lot 2 was located where it was. Concern was expressed by the Board that the house would

be visible from public roads and by the neighbors. A question was asked about why the lot with the house and dairy barn contained only five acres and whether it was the intention of the developers to renovate the existing house and/or barn. Mr. Stratton said he would be renovating the house, and the Dairy Barn is apparently in good condition, though some of the out buildings and sheds would probably have to be torn down.

The Board requested more specific building envelopes and driveways to be laid out more specifically. Mr. Russell said the owners would use Crawford engineers to create a more formalized subdivision plan.

Mr. Henward asked if Mr. Russell had made contact with the DEC yet. Mr. Russell said that they had not yet made contact, but that they would do so after this meeting. Mr. Henward said that Doug Clark will be reviewing the plans on behalf of the Board and requested that the applicants share information with him.

Gretchen Stevens of the CAC asked the applicants to delineate all wetlands on the new plan, particularly wherever driveway crossings will be. Deborah Bowen asked if the property had been staked out. Dan said not yet and explained that map is made from photo infrared cameras and explained what each color on the map represented.

Mark Barbato asked if there would be any drainage ponds. Mr. Russell responded that since they are crossing the stream horizontally, there was no need.

Gretchen Stevens asked permission for the CAC to go onto the property. The applicants said yes.

**Present from public.**

Mr. Rick Molett, a neighbor of property with a house on the corner of La Branche and Dawson, asked some questions about the process for building while conforming with Ridgeline District. How does it apply? How long will the process take? He expressed some concern about the house site planned for Lot 1, which would be visible from his property among others.

Mr. Henward responded that we value public input and suggested that Mr. Molett talk to his neighbors, as well as the developers. Patti Rohrlich followed up with the suggestion that it is a good idea to talk with neighbors and the builder before the project goes to Public Hearing.

Gretchen Stevens of the CAC expressed concern about this piece of property being developed, as it is such a prime piece of land in Hillsdale. She wondered if there was any way to see another future for this land. What about Columbia Land Conservancy? Apparently, the property was on the market for only 31 days.

The next meeting of the Planning Board is scheduled for July 11th.

Mr. Henward asked for a motion to adjourn. Bud Gardner made the motion and Mark Barbato seconded. The vote was all ayes. The meeting was adjourned at 8:37 PM by Chairman Henward.

**Addendum:** Ms. Rohrlich suggests the Board ask that the site plan for the Unrath application include a building envelope for the eventual main house. The owner should be made aware of what they may or may not do on this property for future planning.