

**Hillsdale Planning Board Minutes
December 12, 2011**

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

Excused: Richard Freiman

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

The meeting was called to order at 7:35 PM by Mr. Henward.

David Ruede & Matthew White 145.-4-1-35 Hillsdale Partners, Inc., lot line adjustment with Bud Gardner; Dan Russell, surveyor

Submitted: Lot Line fee \$145; letter for Mr. Russell to represent Mr. Ruede and Mr. White; maps of proposed lot line adjustment. Discussion about the land being conveyed in each direction and the driveway which has always been used to access that area. There is also a right-of-way through the property which Mr. Gardner is not relinquishing. There was further discussion about the possible moving of a telephone pole, which is not happening, so there is now more parking space.

Ms. Levy asked if it would be better to have a delineated, smaller curb cut on each side of the existing sign. Mr. Henward said that it's an uncontrolled access of about 50' onto State Rt. 23, and the State may want it to have channels instead. Mr. Barbato said that the curb cut can be 35', as it is at Herrington's. It was suggested that Mr. Russell speak to the State about requirements of curb cut width, even though the curb cuts are not currently up for review by the Planning Board.

Mr. Henward asked for a motion to approve this lot line adjustment based on a letter from Mr. Gardner's attorney approving the current map. The motion was made by Ms. Rohrlich and seconded by Mr. Barbato. The vote was all ayes, with Mr. Gardner abstaining.

Bill Stratton 4-lot subdivision Tax ID 106.-01-09 - Route 7D 89.3 acres to be subdivided to keep the west side of the road as one parcel and divide the east side of the road into two large lots, roughly 18 acres each. Dan Russell, surveyor

New maps were presented with shared driveway, building envelopes, which were made smaller, and approved septic sites. Lot 1 will be left as is, 51 acres on the west side with no further development. No disturbance of any type is happening above 1100'. Also submitted: DOH approvals on each lot for septic; easement and road maintenance declaration for the shared driveway. Because the County Highway Department won't approve a shared driveway, not wanting to cause disagreements between the two owners,

driveway permits for lots 2 and 3 are approved for only single lot, single house. Mr. Russell read the road maintenance agreement and explained that to have two separate driveways would mean there would have to be 1100' of cut and fill to maintain the slope, + another 700' of drive which seems worse than the 457' shared driveway plus an additional 500' to the second house site.

Mr. Henward asked what type of septic and Mr. Russell said raised bed.

Mr. Henward said that we need to take this to a public hearing. Perhaps it's best for Mr. Roche to take this up with Mr. Robinson of the DOH, saying we're taking this to public hearing recommending the shared driveway which will have less erosion, disturbance and runoff. Drainage and sight distance should be the only concerns of the County. The Board will write a letter of our recommendations on this matter for Mr. Roche to take to the DOH.

Any comments? Ms. Stevens: This is an area of statewide importance for farmland and houses located where proposed will ensure that this land can never be used in the future for farmland. If the houses were moved closer to one road or the other, there would be more contiguous farmland. It's in the Agricultural Protection Overlay district. She then read the section of the Land Subdivision Law that pertains to prime farmland. Discussion of Ag districts which are affected by ordinances regarding prime farmland. The words in the ordinance seem to be different from the maps shown. Districts 2 and 5 are referred to in words but not shown on the map.

Ms. Stevens suggested that the Planning Board needs to determine if it wants to protect farmland soils regardless of the agricultural districts this, or any other, land may be in. Mr. Henward said that the Board will be addressing farmland soil and its preservation. He also said that the Board needs to seek clarification on the agricultural districts 2 and 5 as well as approaching the DOH regarding the shared driveway.

There will be a Public hearing next month.

Hillsdale Neighbors Tax ID 145.-1-12 Paul Freeman, attorney, representing Anne Navasky, owner of lot 11; Paul Clark, architect; Hillsdale Neighbors Association is the applicant.
Informational meeting for lot line adjustment

This application is regarding a subdivision off Bushnell Road which was created in 1973. It is a private community with a homeowners association with privately maintained roads, containing approximately 130 acres. There were 13 lots approved in 1973. Since then 9 have been developed. The association still owns the other 4. The lots encompass 25-30 acres of the 130 acres. The balance is open space owned by the association. A pond, tennis courts, barn and other common areas are maintained by homeowners' dues, as well as the roads. The association's bylaws say no further development can occur beyond these 13 lots. One of the owners, Anne Navasky, who owns a lot and has built a home on it, would like to buy another lot. The lot that's been approved, lot 10, one of the 4 empty ones, is not a great

lot, very wooded. The proposal is for lot 10 to be done away with and become part of the common area, and a new lot 10 to be formed closer to lot 11 which the applicant owns. By doing this, no additional lot will be created. Just the description of where lot 10 is would change. The bylaws support this and the Board of the homeowner's association has approved this change.

Mr. Henward said that Mr. Freeman needs to get letter from association saying they approved of this, as well as a copy of the bylaws which permit this type of change. Also, a DOH approval letter and a survey map with the building envelope shown.

There were no further questions or comments, so Mr. Henward asked for the CAC report.

Ms. Stevens said that the CAC got maps from Don Meltz that will help with the farmland survey. It is an aerial survey to see how land is used now. The idea is that the information will be digitized and be overlaid over the farm soils map or any other map. Mr. Henward said that we're going to reconstitute an Agricultural committee. He asked Ms. Stevens that if she comes across anyone who would be good to act on the committee, to please let us know. Ms. Stevens said that Ancram and Chatham's farmland protection commissions have suggested that these committees be driven by farmers who make their living on their land.

Discussion on how to preserve farming – incentives, financial planning, etc.

Mr. Henward asked for a motion to adjourn the meeting. Mr. Gardner made the motion and Ms. Levy seconded it. Vote was all ayes. Mr. Henward adjourned the meeting at 9:25 PM.

The next Planning Board meeting will be on Monday, January 9th, 2012.