

Hillsdale Planning Board Minutes
January 9, 2012

Present: Hank Henward, Chairman; Patti Rohrlich; Richard Freiman; Deborah Bowen; Mark Barbato; Vivian deGeorges, Secretary

Excused: Ellen Levy; Bud Gardner

Also present: CAC member Ruth Dufault; Jeff Paige, resident

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

Public Hearing for Bill Stratton 4-lot subdivision Tax ID 106.-01-09 - Route 7D LLC 89.3 acres to be subdivided into three lots.

Present for Public Hearing: Mr. Stratton; Dan Russell, Surveyor; Mitchel Oxenhorn, neighbor; Lindsay LeBrecht, realtor representing John Coatsworth, neighbor.

Members of the public looked at the map for the subdivision. Mr. Russell explained the planned subdivision to them. Mr. Oxenhorn was concerned that the houses planned in the building envelopes would be visible from his property and Mr. Russell said that because of the woods and the slope they probably wouldn't. Ms. LeBrecht asked to have the building envelopes pointed out and described. They are 1.33 acres each. Mr. Oxenhorn asked questions about the approval process, which were answered.

Mr. Henward closed the Public Hearing and opened the Planning Board meeting at 7:45PM.

Mr. Russell said that the shared driveway issue is still not resolved. County Highway and County Planning Department letters have been added to the file.

Mr. Henward said that the Board would consider this application on its merits and approve it conditionally on Dick Alford reviewing and approving the road maintenance agreement for the shared driveway. The applicant can either contact the County attorney directly or have Mr. Alford contact the attorney on this issue.

Mr. Freiman asked if there is a "no further subdivision" restriction on these lots. Mr. Stratton said that there was on lots 2 and 3 but not lot 1.

Mr. Russell asked if the town would approve 2 driveways if the County doesn't approve the shared driveway. Mr. Henward said that we don't anticipate that as we will pursue the shared driveway. We believe that neither the County Highway Department nor the County Planning Board has jurisdiction over this. He also told Mr. Russell that he could use one of the approved curb cuts for the shared driveway.

Mr. Henward asked for a motion to approve this application conditional on: Mr. Alford reviewing and approving the maintenance agreement for the proposed shared driveway; and the addition on the map of “no further subdivision” notes on lots 2 and 3. Ms. Rohrlich made the motion and Mr. Freiman seconded. The vote was all ayes.

Scott Longstreet Tax ID 106.-1-11 Property located at Rt. 22, 850’ South of Dugway Rd.
62 acres

The purpose of this application is to create a separate lot for the 61.936 acres of vacant land that lies south of Rt. 22. This is a hardship case. Mr. and Mrs. Herron, the owners, are in a nursing facility. They would like to have Mr. Herron be able to return home. The sale of the separate lot would help finance that move. There is no driveway or building lot approval now, so no site plan review is necessary. The Herron’s home is on the other side of Rt. 22. There was discussion about whether or not the whole property needs to be surveyed, since only the vacant parcel south of 22 currently is shown on the map. Mr. Henward suggested drawing the other piece of the parcel, the one on which the Herron’s live, on the existing inset on the map and then marking the two parcels A and B. There was then discussion about if a public hearing was needed or if the County Real Property Tax office would approve the map with the inset addition.

Submitted were: application for subdivision; Dept. of Health septic approval; short Environmental Assessment form; authorization letters from owners for Mr. Longstreet to represent; a check for \$430 as subdivision fee.

Mr. Henward asked for a motion to approve conditional on: the map, amended to show the entire parcel on both sides of Rt. 22 on the map inset, marked Parcel A and Parcel B, being acceptable to the County Registry; and a letter from Mr. Alford saying that we don’t need a public hearing for this subdivision because no clearing, grading or construction is being approved on the vacant lot. The motion was made by Mr. Barbato and seconded by Ms. Rohrlich. All ayes except for Mr. Freiman, who abstained.

CAC report: Ms. Dufault said that they have made great strides on their agricultural survey and that next week Ms. Stevens plans to start digitizing the maps. They will be marked with many agricultural categories, including old field, hay, pasture, wet meadow, etc.

Mr. Henward asked for a motion to adjourn. Mr. Barbato made the motion, Mr. Freiman seconded, and the vote was all ayes. Mr. Henward declared the meeting closed at 8:33PM.