



**Hillsdale Planning Board Minutes
October 15, 2012**

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

Excused: Mark Barbato

Also present: CAC Member Gretchen Stevens

Meeting called to order at 7:35 PM by Chairman Henward.

1. Scott Cooper lot line adjustment with Jose Calle Tax ID 145.02-01-8.1; Dan Russell, surveyor; Mr. Scott Cooper, Mr. Craig Cooper and Mr. Calle present

Mr. Russell showed us the maps. There was some discussion about creating conforming or non-conforming lots. The proposed lot line adjustment would convey one additional acre to the adjacent 1-acre lot owned by Jose Calle. There are an additional 18 acres owned by the Coopers. *Received: application, with short SEQRA; aerial map with outlines of parcels drawn on it; check for \$145; 8 copies of the survey map; letter signed by Mr. Calle, Ms. Maristany and the Messrs. Cooper granting Mr. Russell permission to represent them.*

Mr. Henward asked if there was any further discussion, which there wasn't. Then he asked for a motion to approve this lot line adjustment.

Ms. Rohrlich made the motion to approve the lot line adjustment and Ms. Levy seconded it. The vote was all ayes.

Mr. Henward will sign and stamp the maps and then inform Mr. Russell when they're done.

2. Scott Cooper lot line adjustment between the lands of Scott and Craig Cooper and the lands of Scott and Regina Cooper; Tax ID 145.02-01-8.1; adjustment will convey 4 acres from Scott and Craig Cooper's land to Scott and Regina Cooper

Mr. Scott Cooper showed the map of what they're intending to do to make the lot with the house formerly owned by their father into a saleable lot. *Received: map on which they showed their intentions (not the final map which will be signed and stamped); application; letter from Craig Cooper giving Scott Cooper permission to represent him; check for \$145.*

Mr. Henward asked if there was any further discussion, which there wasn't. Then he asked for a motion to approve this lot line adjustment.

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Mr. Freiman made the motion to approve the lot line adjustment and Ms. Rohrlich seconded it. The vote was all ayes, conditional on a new map being drawn after the Calle lot line adjustment is made as that will show the true boundaries of the property.

3. Tina and Curtis Sharp 135.-1-13; 38 Doe Hill Rd. possible subdivision informational meeting

Mr. and Mrs. Sharp showed an old survey map with the proposed subdivision line penciled in, and described the proposed subdivision of the parcel of 7.5 acres into two parcels of 3 acres and 4.5 acres. They described the property, the creek and the road frontage, and the slopes. They're dividing it so their son can build on the newly-made parcel. Mr. Henward told them that they will need a new survey and a perc test. If it were a town road, they'd need a driveway curb cut permit, but Doe Hill is a private road. Mrs. Sharp said the Town has maintained the road for as long as they've known it. Mr. Henward said that in that case, they should go to the building inspector to get a curb cut permit. Before the next meeting, the Planning Board should visit the site and do an inspection, with the Sharp's permission. Mr. Henward asked if they were in the Ridgeline Overlay District and they said they thought they were at about 1,000'. [The secretary has checked the ROD map and this parcel is NOT in the ROD].

Mr. and Mrs. Sharp said that they would probably do the perc test soon, but are not intending to actually do the subdivision for a year or more, and may come back before the Board next spring.

4. Ms. Levy told the Board about a workshop at the library on December 6th about accessory housing. A new brochure is coming out for landlords and others as to what accessory housing is and how they can benefit by it, along with the steps they need to take. At the workshop will be the building inspector, an owner of accessory housing, and a representative from a bank which will offer residential interest rates as opposed to commercial rates to make this more attractive.

Mr. Henward asked for a motion to adjourn. Mr. Freiman made the motion and Mr. Gardner seconded it. All ayes. Mr. Henward adjourned the meeting at 8:09 PM.