



**Hillsdale Planning Board Minutes
December 10, 2012**

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

Excused: Patti Rohrlich; Richard Freiman; Mark Barbato

Also present: CAC Member Ruth Dufault; Jeff Paige, resident and Green Solutions member

Meeting called to order at 7:30PM by Chairman Henward.

- 1. Cecilia Humphrey & David Huerta Tax ID 134.1-33 (3.6 acres) & 134.1-34 (1 acre + house) at 41 Bucky Rd.; they want to dissolve the line between the two parcels to create one parcel. Lindsay LaBrecht from Copake Lake Realty representing.**

Received: check for \$145; map showing intended configuration of new parcel; deeds proving both names are on each parcel.

At the last meeting, the Board had discussed this application and requested the map and documents which Ms. LaBrecht brought tonight. Mr. Henward asked for a motion to approve this application.

***Mr. Gardner made the motion to approve this lot line adjustment and Ms. Levy seconded it.
The vote was all ayes.***

- 2. Joann Schoelles 75 Rodman Road subdivision Tax ID 134.-1-32.1 phone 610-2746**

Received: map of Ms. Schoelles' parcel showing intended new property line.

Ms. Schoelles reviewed the map and explained that there are two areas shown: area 1 being 3.709 acres with an inhabited house and an inhabited trailer, as well as several out buildings and a cabin on the parcel; area 2 being 7.159 acres with no buildings. The trailer has been on the property since the 1970's. The plan is for the abutting neighbors, the Bruzzones, to buy area 2, which is mostly wooded. Ms. Schoelles thinks the Bruzzones do not plan to build on the parcel, but, rather, wish to make sure it stays undeveloped.

Ms. Levy said that if this adjustment happened, the two residences, the house and the trailer, would then be on a parcel of only 3.7 acres, which would be non-confirming as the minimum acreage is 3 acres per dwelling.

Mr. Henward asked what the status of the trailer is, and Ms. Schoelles said it was currently being lived in by friends. Ms. Bowen then asked about the well and septic system, and Ms. Schoelles said that the well and septic system are being shared as they are between the house and the trailer. Mr. Henward said that the trailer may have been on the lot before the regulations specifying 3 acres

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as the minimum lot size. He told Ms. Schoelles that we would check with the building inspector and our attorney to see what can be done for this application, possibly making her remaining lot 6 acres, or, if the trailer was put on the property before the regulations requiring 3 acre minimums, that it might possibly be grandfathered. We will get back to Ms. Schoelles when we have our recommendations.

CAC Report

Ms. Dufault spoke about trying to get a consultant for forestry issues in Hillsdale. One of the people contacted is a Berkshire Natural Resources consultant, and an email is out to the Carey Institute. She also spoke about that at the last CAC meeting they discussed fracking, and that she'll be going to the meeting of the Green Solutions Committee on Friday. The Environmental Management Council, a County organization, has spoken about perhaps zoning different areas, to zone against industrial uses, for instance, instead of a moratorium. Mr. Henward said that the Green Solutions Committee seems to be leaning that way as well. Ms. Dufault said that Guy Winig was suggesting putting load limits on town roads.

She then discussed some of the work they've been doing collecting information on the history of fishing the three streams in Hillsdale: the Taconic Creek, the Roe Jan Kill, and the Green River. Bill Newcomb, a local fisherman, is trying to assemble old memories of fishing on the creeks, getting different viewpoints about the local streams.

Ms. Dufault then mentioned that perhaps we should sit down and work on a handout explaining what's in a forest besides the large trees, ie. understory, brush, etc. Then Mr. Henward asked her if Mr. Winkley, a person who was supposed to be helping us with the aquifer study for the Hamlet, is going to be coming to us with anything. He was supposed to be requesting alternative funding for the study but it's been quite a while and he hasn't gotten back. Perhaps Ms. Dufault could look into this for us.

Mr. Henward asked if there was any other business. Ms. Bowen spoke about having seen a documentary called Windfall about wind energy in a small Upstate NY town. It describes their being approached by a company installing wind energy systems, shows the planning board process, etc. She said that since Hillsdale has a draft pending for wind energy specs, perhaps this is something the Board should see and discuss.

Mr. Henward then mentioned that Warren Riplansky (?) is supposed to be looking into our ridgeline laws and what changes can be made to it. We haven't heard from him in a long time and he asked Ms. Dufault if she could possibly look into this. There was then some further discussion about the Schoelles matter.

Mr. Henward then asked for a motion to adjourn. Mr. Gardner made the motion to adjourn and Mr. Henward seconded it. Mr. Henward adjourned the meeting at 8:12PM.

The next Planning Board meeting will be held on January 14th.