



**Hillsdale Planning Board Minutes
August 12, 2013**

Present: Hank Henward, Chairman; Patti Rohrlich; Richard Freiman; Bud Gardner; Deborah Bowen; Vivian deGeorges, Secretary **Excused:** Ellen Levy; Mark Barbato
Also present: Ruth Dufault CAC member; Jeff Paige, Green Solutions member

Mr. Henward opened the Planning Board meeting at 7:00PM.

Kathleen Williams Tax parcel ID 117.-2-42.11 12.6 acres planned two-parcel subdivision State Rt. 71 Scott Cooper representing Ms. Williams. Informational meeting.

Scott Cooper handed out maps showing the subdivision proposed. There was discussion about what Ms. Williams was planning. She had talked in 2008 about cluster housing on one part of her property, but is now abandoning that idea and just wanting to split off one piece of her property. There was also discussion about how a road cut could be done in order to reach both parcels once it was subdivided and Mr. Henward suggested maybe using the existing driveway by moving it to zig-zag through both parcels rather than having to go to the State for a road cut.

The Planning Board meeting was suspended at 7:22PM in order to open the Public Hearing.

Public Hearing for Hawthorne Valley Association site plan called to order at 7:23PM by Chairman Henward.

Hawthorne Valley Assoc. Inc. Site Plan Review for parcel 104.1-17 New construction of 2,000 square foot building to be used as practical arts and shop building for woodworking, sculpture and metal arts classes. Ian Rasch, engineer with Allegrone Construction; Andy Aubin, Project Manager with Crawford & Assoc.; Gary Ocean, director of services at HV; Neighbors Heide Wetmore; Ed Sauer representing his wife Carol whose name is on the deed; Rocco DeFronzo; Dan Haldeman

Received: check for \$100, maps, SEQRA, DOH letter for septic, receipts from certified mailing to abutting neighbors, agricultural data statement.

Mr. Rasch described the building site and the decision to place the building where it's planned

Hillsdale Planning Board Minutes
August 12, 2013, continued

in order to minimize pedestrian traffic across the street. It's near the existing high school building and is replacing an existing building behind the food store which is in very bad shape. It will be a green building, the roof mounted with solar panels and also will use passive solar. The County Health Department agrees with the placing of the septic system and there will need to be an easement to make sure that area will always be able to service the building on the subject parcel. Mr. Henward said that the CLC will also have to agree with the building placement easement as they hold a Conservation Easement on both parcels. Mr. Aubin showed on a larger map that it's already in an "area of development" in the conservation area which was approved by the CLC.

Questions from neighbors about proximity to the stream and also about water usage for this building, would it be increased, and Mr. Aubin said that this building won't be bringing in new students but instead be a shift of students from the old shop building to this new one, so the usage won't be increasing.

Mr. Henward asked Mr. Aubin to describe the changes to the parking area. Mr. Aubin said that the rear of the parking area will be brought lower as it's now on a slope, but it's still the same footprint. Mr. Rasch said that there's not any reconfiguring of the parking because of the bus traffic and drop-offs. He further said that it will be a single story building, and that they're maintaining the trees. It will be wooden sided with a metal pitched roof.

Mr. Freiman asked if any sewage would go under the road and Mr. Aubin said that there is no crossing of the road, that each side of the road has its own absorption field. When asked by a neighbor how they can be sure that the waste will flow to the correct leach field and not cross the road, Mr. Aubin said that it's assured because of the pitch of the land and water will flow downhill to the appropriate absorption field. There are only two bathrooms in the new building with two fixtures per bathroom.

The Public Hearing was closed at 7:45PM.

Mr. Henward re-opened the Planning Board Meeting at 7:45PM.

Mr. Henward asked if the Board has any further questions, and they didn't. Then he said that the only thing outstanding was a letter from HVA, which is the beneficial owner of both parcels, that there will be an easement for the leach field, which is on a separate parcel from the one that the new building will be built on, so that if one of the parcels was ever sold, it would be assured that the leach field would always be available to serve the new building. He then asked

Hillsdale Planning Board Minutes
August 12, 2013, continued

for a motion to approve this site plan contingent on receipt of the letter describing the leach field easement. Mr. Frost promised to deliver the easement letter tomorrow.

Mr. Henward asked for a motion to approve this site plan contingent on receipt of the letter describing the leach field easement. Mr. Freiman made the motion and Ms. Rohrlich seconded it. The vote was all ayes.

Mr. Henward then asked for a motion to adjourn. Mr. Gardner made the motion, Mr. Freiman seconded it and the vote was all ayes. The meeting was adjourned by Mr. Henward at 7:50PM.