



**Hillsdale Planning Board Minutes
October 21, 2013**

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

Excused: Mark Barbato

Mr. Henward opened the Planning Board meeting at 7:30 PM.

**1. Peter Yates preliminary plans regarding site clearing and house siting at 143 White Hill La.
Tax ID 127.-1-15.2 5.1 acres**

Mr. Yates showed Google maps of his property. Von Jaeger was previous owner. Discussion as to where it is, what is cleared, where the driveway is. Mr. Yates wants to build a 3-bedroom house on the portion of the site which is already cleared. Some trees would need to be cleared for the leach field. Apparently there is a foundation hole dug, no cement poured, that was done years ago. That's where he would like to put the leach field. There are small trees that have grown up inside the foundation hole which will need to be removed. Mr. Yates showed photos he took of the foundation hole and the surrounding cleared area. Mr. Henward told Mr. Yates that this property is in the Ridgeline and that this was part of a subdivision and there were perc tests done, but not in an appropriate spot on the parcel so that Mr. Yates will have to go to the County to get a current perc test, and that he should do it sooner rather than later before it gets too cold.

Mr. Yates asked what he needs to do next. Mr. Henward asked Mr. Yates if he has a permit for a driveway cut from the highway department, which he doesn't yet. Mr. Henward said further that any additional clearing has to be approved. Mr. Yates said it doesn't appear to be visible from the road, but Ms. Levy said that it can be seen from Hunt or Orchard Roads. Mr. Henward then described that once Mr. Yates has an idea of a building envelope, he will need to do a balloon test at 35' and see if it's visible from any road. We also encourage some screening of the houses that are potentially visible. We don't preclude construction, but do minimize the impacts visually. The applicant can either do the balloon test or there is a firm in Pittsfield that does it for about \$1,000. Ms. Bowen asked if he has his house plans yet, and Mr. Yates said that he does. Mr. Henward added that when Mr. Yates gets in touch with the Highway Superintendent, that Mr. Briggs will also tell him what size cut he'll need for emergency vehicle access. There's a turnaround area requirement every 500' but if the drive isn't that long, the emergency vehicle would back up out of the driveway, so possibly the only thing needed may be advice on the size of the apron leading to the driveway. Mr. Henward said that at the next meeting Mr. Yates attends, he should bring a site

plan done by a surveyor showing building envelope, driveway, septic placement, cleared areas, no-clear zones, etc.

2. Schumacher/White represented by Dan Russell Lot line adjustment for parcel 137.-1-1.112, former Thyberg property off Mitchell St.

Received: \$155 lot line adjustment fee, application, maps, short SEQRA form, letter of representation

Mr. Russell showed the map of the original Thyberg subdivision, one parcel of which was sold to Mr. Schumacher, a parcel of 68.56 acres. He wants to move the lot line of that parcel (137.-1-1.112) to merge 28.56 acres of it with other contiguous lands of his, tax parcel id 136.-2-84.12, leaving 40 acres in the original parcel. Additionally, he wants to dissolve the lot line between tax parcel 136.-2-84.12 and another contiguous parcel of his, 136.-2-84.112. So the idea is to create 2 lots out of three which will make Mr. Schumacher's lot 136.-2-84.12 larger and make the sellable lot (137.-1-1.112) smaller. There is already an approved curb cut on the sellable lot with a shared driveway.

Mr. Henward asked for any further comments and there were none. All the notes on the map, including survey notes and restriction notes, are from the previous map, as well as the DOH letter from 2005 regarding the septic siting. There is also a shared driveway agreement on file. The net effect is to enlarge one parcel which exists and reduce the other lot which is buildable. No new parcels are being created.

Mr. Henward asked for a motion. Mr. Gardner made a motion to approve these lot line adjustments and Ms. Rohrlich seconded. The vote was all ayes.

Mr. Russell will send another lot line adjustment fee check of \$155 as two lines have been adjusted.

3. Pat Prendergast representing Mary Stine site plan review White Hill Rd. Tax Id 127.00-01-10.22 10.538 acres

Received: authorization letter, check for \$100, application, 8 sets of site plans, short SEQRA form

Maps were distributed. Mr. Prendergast described that there are two parcels, A and B, A being 3.962 acres, B being 10.538 acres. Ms. Stine wants to sell parcel B and wants to clear and grade a proposed driveway so prospective buyers can drive up and see the area. He showed drainage and culverts for the driveway. Mr. Henward asked Mr. Prendergast what the grades are and he said 20% between the house and the road and further said that they might find rock and then won't have to make the slope too steep to get a stable slope. Ms. Levy asked when we did the original subdivision on White Hill, were there "no further subdivision" restrictions? Mr. Henward said that it's not in the White Hill subdivision. He further said that the Town doesn't own the road that bisects the two parcels. Ms. Stine owns the road and the Town has the right of way to use it. She needs a perc test to see if it is buildable lot. There are restrictions on doing anything on a 15% slope or more and nothing at all can be done on a 25% slope (Section 8.5-2 on page 43 of the Comprehensive Plan) ,

since the lot is in the ridgeline. So it looks as if she can't create a buildable lot because she wouldn't have access to it if it has to go through a 25% slope area. Discussion of what the actual slopes are. A lot of it depends on if a lot of cut and fill is needed here. Lots of discussion as to how one parcel became two and whether or not the lot is buildable, whether there's a way to get into it with the existing slope. The Board and Mr. Prendergast made an appointment to walk the site to check the slope at 11AM on Friday.

Mr. Prendergast asked that since this is going to be sold and we don't know where a house may be placed, should we still get a DOH approval for a septic? Mr. Henward said yes, or else a realtor may not even look at it or list it.

Mr. Henward asked for a motion to adjourn. Mr. Freiman made the motion and Mr. Gardner seconded. All ayes.

Mr. Henward adjourned the meeting at 9:00PM.