



Hillsdale Planning Board Minutes
March 9, 2015

Present; Richard Freiman; Ellen Levy; Patti Rohrlich, acting Chair; Deborah Bowen;
Bud Gardner; Vivian deGeorges, Secretary

Excused: Hank Henward, Chairman; Mark Barbato

Also Present: Jeff Paige; Gretchen Stevens

Ms. Rohrlich opened the meeting at 7:33 PM

John Colquhoun 914-217-8805 Tax ID 126.-2-20.112 and 126.-2-20.12 Mitchell St. site plan review as well as Lot Line adjustment in steep slope/ridgeline; Nick Demos, Engineer

Received: survey map

Mr. Colquhoun owns two parcels and would like to move the line between them so that there is a buildable lot site on level ground. Discussion about the driveway shown on the map and how access would be made into the upper lot. Mr. Colquhoun said there is an old logging path that goes up to where the area is cleared enough to build on. They couldn't get the topo maps done because of the weather this winter, but will get it as soon as they possibly can and bring it back to the Board. Mr. Colquhoun would like to have a site visit by the Board as soon as it's walkable.

Mr. Freiman said that we need to see the building site shown on the map, as well as a perc test (two, one for each lot), and the driveway engineering. Mr. Colquhoun said that there is already a shared driveway agreement (between parcel 3 and 1) but they'll have to extend it to include parcel 2 once it's built on. The agreement needs to be in place before building begins.

Discussion about how many lots will be sharing the driveway, as well as how access to Mitchell St. is described for each property.

Mr. Colquhoun also said that there is a gully that runs along parcel 2 which carries runoff down through the parcels, so we do have to be careful not to disturb that. Ms. Rohrlich asked if the

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original subdivision had a restriction on further subdivision. Maybe you can find that out, and Mr. Colquhoun said he'd try.

Deborah McDowell and Marc Schafler 15 Oxbow Lane lot line adjustment 413-429-7658
Tax ID 146.-2-12

Received: survey map; application

Mr. Schafler showed an old survey map which showed a parcel (about 28 acres) on one side of Oxbow Lane. They also own the rest of the parcel (about 110 acres) which is on the other side of the road. He said that this used to be one piece, the piece he'd like to sell to the neighbor and the neighbor's parcel, and was then divided and he'd like to make it one piece again.

What they'd like to do is adjust the line between the 28-acre piece and its neighbor, selling the neighbor that piece, so that they will only own what is on the other side of the road.

We're going to contact Dick Alford to make sure this road marks an official boundary so that they don't have to subdivide the smaller piece off the larger piece in order to sell it to the neighbor.

Matthew White further discussion

Tabled until we get more information.

Ms. Rohrlich asked for a motion to adjourn. Mr. Gardner made the motion, Mr. Freiman seconded it, and the vote was all ayes. Ms. Rohrlich adjourned the meeting at 8:20PM.

The next meeting will be April 13.