



Hillsdale Planning Board Minutes January 9, 2017

Present: Chairman Hank Henward, Ellen Levy, Deborah Bowen, Patti Rohrlich, Mark Barbato and Bud Gardner.

Richard Freiman was excused.

Secretary Veronique Fabio was present to record the minutes.

Also Present: Jeff Paige. Gretchen Stevens and Ruth Dufault from the CAC.

Public Hearing for

Tax Map 126.-2-20. Mitchell Street, Colquhoun.

Site Plan Review for construction of a driveway to access a future home building site.

Present were, Mr. Colquhoun and his attorney Virginia Benedict, Engineer Pat Prendergast, and abutters James and Lisa Smith.

~ Hank Henward opened the Public Hearing for the Colquhoun property at 7:03. He noted that the hearing will be kept at 30 minutes and the review of the updated EAF and last documents provided will be done at another meeting on January 23rd at 7pm.

~ Pat Prendergast presented the latest proposal for the driveway dated January 6, 2017 including the details that were suggested by Engineer Doug Clark.

The fire trucks turn-outs that have now been dimensioned and the radius of curve into the lot 1 driveway has been increased to 30 feet. The turn-around at the top of the hill has also been widened to 20 feet.

The cross slope from the driveway to the drainage swale has been labeled.

The culvert installation details have been revised and all culverts are labeled.

The three sided culvert detail has been revised and rip-rap shown.

The drainage swale end section has been revised with attached calculations.

Limits of clearing for the house and septic system are shown. Clearing along the new driveway will be limited to the earth disturbance needed for grading.

Temporary sediments traps are now shown.

Erosion control notes have been added to Sheet C-1.

Notice of Intent will be filed out to gain coverage under the General Storm Water Permit.

An erosion and sediment plan will also be developed.

~ Pat Prendergast went over the details of the application; The Colqhouns purchased the lots 2 and 3 in 2014 and are looking to build a house on lot 2 an already cleared site. New town rules on driveways grades came into place and the existing driveway leading to the future home building site is no longer up to code. Three different designs alternatives were presented to the Planning Board. The first option would require a lot of clearing. The second one was very long and costly. The third option would be much shorter, have more curves and 13% grade maximum. Parcel number 1 will also benefit from the 3rd and last driveway design.

Parcel 3 is owned by the Colquhoun and they don't have plans to develop it at this time.

~ Abutters James and Lisa Smith express concerns regarding drainage and wash-outs as well as the width of the driveway, visibility at the intersection with their driveway will be key.

~ Pat Prendergast explained the location of the culverts that will direct the storm waters towards the ravine. The new driveway will improve the drainage. The driveway planned will be 12' wide with 18" shoulders on either sides.

Changes also show; fire trucks turn outs, cross culverts and sediments traps.

Two 8' sections precast concrete box culverts with guardrails will be installed where the driveway crosses over the ravine.

The house site location was moved 50' from the property line to meet set back requirements. An area to dispose of the excess fill was determined.

The Colquhouns are looking for approval of phase one this project.

~ Virginia Benedict attorney for the Colquhouns indicated that she had spoken to Town Attorney Nelson Alford, she will send him some written comments. She went on and explained that her client is trying to make the best of a subdivision that was approved in 1998, revisions were made in 2000, 2001 and 2002. At the time on paper the subdivisions looked good however on site it turned out differently.

~ Hank Henward thanked Ms. Benedict and asked her to please draft alternative resolutions for the Planning Board. He indicated that the Planning Board consulted with Nelson Alford and also an outside attorney because of the board 's concern with creating a precedent. He said that the board doesn't want to impede on development.

~ Doug Clark Engineer stated that three plans were submitted. He suggested combining lot 2 and 3, fewer lots less driveways. Using the "logging road" was too long, too much clearing was needed and that proposal did not please the CAC. He noted that minor changes should be made; for example, part of the driveway with a grade over 10% should be paved that would result in less maintenance as well. He is also concerned with how to assure that the contractor will follow the plans. He also noted that the subdivision map should be revised because the bottom part of the driveway will be larger and encroach on abutting lots.

~ Ellen levy remarked that the performance of the contractor can be monitored and the building permit issued only if the driveway complies with the plans.

~ Patti Rohrlich questioned the approval of a buildable lot without a driveway.

~ Mr. Colqhoun reiterated that he wanted the road to be safe and was looking for recommendation and advice from the Planning Board.

~ Virginia Benedict noted that the project is within the original lot lines and recorded easements.

~ Hank Henward stated that the fire department was involved in the process and they were adamant that the driveway needed improvements.

A conversation went on between Mr. Colquhoun and Mr. Smith with regard to the maintenance of the future driveway.

~ Hank Henward asked to suspend the hearing to January 23rd, at which point the SEQR, the easement agreement with the neighbors and the final engineering details will be reviewed.

The regular Planning Board meeting was opened at 7:52

1) Tax Map 117.-1-51 & 52. 206 Rte. 71, Peter Breyer

Amendment to minor subdivision previously acquired (1989).

The applicant was not present.

2) Tax Map 105.-1-63. 756 County Rte. 21, Stacey Silverman & Mathew Jones minor subdivision.

Peter Van Alstyne of Peter Van Alstyne Land Surveying was present as well as the mother of the property owners Stacey Silverman and Matt Jones.

The owner would like to create two lots (6.18 Ac. and 3.00 Ac) out of a 9.18 acre parcel.

A proposed subdivision plan was presented indicating a future house and well location. A septic system location already approved by DOH is also shown on the plan. No curb cut was approved yet.

~ Hank Henward questioned the set back from the stream.

~ Ruth Dufault from the CAC noted that the area gets flooded. A Special Permit will be required to build within the Stream Corridor.

~ Gretchen Stevens noted that the stream is a trout stream, she expressed great concerns if building within the Stream Corridor was planned.

~ Peter Van Alstyne explained that the location for the house was carefully chosen, the area is already cleared, it is within the allowed road set back, and will be the less environmentally disturbing option.

~ Hank Henward noted that the Planning Board will need a curb cut approval before being able to approve the subdivision.

A Zoning Board of Appeals Special permit is required; the applicant will have to apply for it before a subdivision can be approved.

~ Peter Van Alstyne indicated that he had already spoken to the ZBA and it appears that it would be absolutely no problem to build the house on the location proposed.

~ Patti Rohrlich suggested a possible adjustment to the subdivision line to avoid the Stream Corridor issue.

Hank Henward stated that at this point the Planning Board cannot come to a conclusion, he will write to Craig Norton ZBA Chairman. The Planning Board will forward the application to the ZBA.

The meeting was adjourned at 9:10 Next regular meeting February 13, 2017

Public Hearing continuation for Colquhoun January 23, 2017

Respectfully submitted Veronique Fabio