

**Hillsdale Planning Board
Minutes**

Meeting of May 11, 2009

Present: Rich Freiman, Deborah Bowen, Patti Rohrlich, Bud Gardner, Mark Barbato, Theresa Kisselbrack, Secretary; Hank Henward, Chair

Excused: Ellen Levy

Planning Board Meeting – commenced at 7:32 pm

CAC Report:

No report.

Lot line adjustment, Carter Harned, 187 Taconic Creek Road, 124.00-01-07.12 and 7.20

Surveyor Dan Russell was present, representing owner Carter Harned, and submitted a letter of approval from DOH for the septic.

It was discussed that in 2005, there was an agreement between the owner and the abutting neighbor's regarding the lot line adjustment, but the map was not recorded and it was never formally presented to the Town Planning Board. By moving the line, Lot #2 will be larger and Lot #3 will be smaller; the building envelopes for the lots are represented on the map. Mr. Harned has agreed to work with wetland scientists, the DEC and the Army Corp of Engineers regarding a proposed pond, which will be subject to future Site Plan Review.

Ms. Rohrlich made a motion to approve the lot line adjustment, Mark Barbato seconded the motion.

All approved. The fee will be determined and paid at a future date.

Driveway design, Ivan Bresgi, Mitchell Road, 136.-2-84.111

Engineer Nick Demos was present to represent the owner, Mr. Bresgi. The proposed building site is a 13.2 acre lot that rises over 70 feet in elevation. He explained that the driveway had to be designed long enough in order to get the appropriate grade. The driveway is 936 feet long, with the grade of some areas at twelve percent, and others at ten percent.

Town Engineer Clark and Highway Superintendent Briggs are concerned about drainage from the driveway onto Mitchell Street. The water will be caught in ditches, and carried to a lower detention pond, which will flow into a culvert under the driveway, which will direct it to a culvert under the road. Previously, a neighbor had declined to comply with an engineer's driveway design, resulting in repeated washouts of the driveway. The former Building Inspector, who was satisfied with the engineer's sign-off, had approved this project.

The Chairman recommends that additional monies be held in escrow for periodic construction inspections of this driveway construction to ensure the approved engineering design is adhered to and to avoid future damage to the property across Mitchell Street, as well as to the town road.

A hammerhead turnaround was created at the building site for the fire trucks to easily turn around. The storm water prevention plan and notice of intent has been filed with the Department of Environmental Conservation. The amount of disturbance is 1.5 acres or a total of 11,500 square feet of impervious area (house and driveway).

Chairman Henward made a motion to approve the driveway design, with the following stipulations fulfilled by the applicant:

- Monies in the amount of approximately \$500.00 will be held in escrow to compensate the Town Engineer for performing periodic construction inspections.
- A schedule of inspections will be developed.
- Highway Superintendent and assistant Fire Chief Briggs to review and sign off map for storm

water drainage.

The motion was seconded by Mr. Freiman.

All approved.

General discussion:

Continuing education credits:

Ms. Bowen submitted certificates of attendance for classes entitled "Planning Board Overview" and "Subdivision Review".

The Planning Board Secretary to keep records for each member of continuing education in file.

Meeting minutes for April 2009

Amendment:

It was reiterated that Chairman Henward would be invited to the next CAC meeting.

All approved minutes.

Meeting minutes for March 2009

Waived at April meeting; approved.

Adjournment:

A motion was made by Mr. Freiman to adjourn at 8:40 pm, Mr. Gardner second this, and all were in favor.