

**Hillsdale Planning Board
Minutes**

February 11, 2008

Present: Howard Henward (Chairman), Scott Cooper (Vice Chairman), Richard Freiman, Ellen Levy.

Meeting called to order 7:35 PM by Chairman Mr. Henward

Major Subdivision– Ben Adams– representing Harry Sverdlove, Steiner Properties LLC, Two Town Road, Copake border 144.00-01-54, 6 lot subdivision. Present Pat Prendergast.

Mr. Prendergast presented revised maps, which included identification of the steep slopes and wetlands.

Mr. Prendergast stated there would be a total of 6 houses on the Hillsdale portion of the subdivision. The subdivision will be accessed off Darling Road and not State Route 23.

The applicant is waiting for approval from the Taghkanic Planning Board. Mr. Prendergast showed the proposed roadway on the engineer's drawings and explained that he was planning to revise the turn around.

Mr. Prendergast stated that he had to do something about the storm water run off and would like the Town engineer to look at it. Mr. Henward suggested that an escrow account be set up for this application. The septic systems are all engineered but have not yet been approved by the DOH. The highest peak is at 900 feet elevation and the hill top is open with few trees.

Mr. Henward suggested that the owner check with a broker about the size of saleable lots.

Mr. Henward suggested that lots 1 and 2 maybe be better as one lot. Mr. Henward asked Ms Stevens if the CAC would want to go and look at the site and the wetlands.

Mr. Freiman suggested that a combined lot of 20 acres would be worth a lot more than the small lots.

Lot Line Adjustment – Phil Gellert - Lot Line Adjustment for property located at Sir William Farm Road, 135.-2- 43.111, 135.-2- 43.112. Phil Gellert present.

Mr. Gellert presented a new revised map; the tennis court and the helipad were removed from the map, the ROW remains in place.

A motion to approve the lot line adjustment was made by Mr. Freiman and seconded by Mr. Levy.

This motion was:

Adopted – Ayes 4, Nays 0

The maps were stamped. Fees were collected at the January 7 meeting.

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Information – Robert Launey, Route 22, 136.-1-13. Subdivision of 44 acres into 2 parcels. Present Robert Launey.

Mr. Launey presented a sketch map and an old survey map of the property.

He has owned the property since 1971.

There are logging roads and paths through the wooded area. Mr. Launey would like to subdivide the house, which dates from 1810 or earlier and about 8 acres from the 44 acres. Mr. Cooper said that for preliminary consideration certain details like the nature of the flora, wooded and brush areas and the house location should be shown on a survey map. He explained that the final map would have to be very detailed.

Mr. Henward suggested that the applicants talk to a broker to recommend what the property could be used for. He also suggested that the applicants talk to a surveyor and have a survey map made up with a scale of 1" to 100 feet, to show topography, the major wooded areas and the house location. The curb cuts would be the NYSDOT responsibility. The applicants will advise the Planning Board secretary when they are ready to attend another meeting.

ROD Site plan review – Mark Johnson – Overlook /Stagecoach Road, 117.-2-2, wants to put an addition on to an existing house. Mr. Johnson present.

Mr. Johnson presented a sketch map, a survey map and photographs of the property and house. The applicant plans to add a 1000 square foot addition to include a two car garage and a great room.

Mr. Johnson explained that he is the only dwelling at the end of the road and is surrounded by lots that have no buildings on them.

There are no covenants in the deeds.

The common road is maintained by the owners. Mr. Johnson is working with an architect.

Mr. Johnson described the lot as not heavily wooded with a clump of trees by the driveway, and a big slope behind the house. Mr. Henward said that the property would be subject to a site plan review. A site visit is to be arranged.

ROD Site plan review – Brenda Boice – Henich Lane, 115.-1-28.22, is planning to build a 4 bedroom house, current DOH is for a 2 bedroom house. Brenda Boice and Dan Sanders (Contractor) present.

Ms Boice presented a survey map indicating parcel 2 as the property where they plan to build the house. The applicant presented copies of the house plan. There are no wetlands on the property. Mr. Sanders said that they would like to place the house towards the back of the property. Mr. Henward said that they should apply to the ZBA for a setback variance. A site visit is to be arranged.

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General discussion:

Mr. Henward reviewed the status of the Hillsdale Ventures application. The wetlands were originally listed as covering 15.4 acres. They have now been mapped with the largest being 11.8 acres. The report created by Roger Case was given to the DEC. The DEC has taken a back seat to the ACOE. Final approval will be given once Mr. Henward has seen the letters. Mr. Henward said that the final plat will be reflective of what was on the engineers' drawings.

Mrs. Levy asked what was happening about the SEQR complaint.

Ms. Stevens explained that the DEC response is based on the reports in their files at the time of the inquiry.

Mr. Henward said that the DEC was planning a visit to the site.

Mr. Henward stated that Mr. Clark, (Town appointed engineer), had spoken to the DEC and that it was essentially in their hands as to whether they will take jurisdiction, the Planning Board has to wait for the DEC response. Mrs. Levy asked if the Planning Board would take back the conditional approval. Mr. Henward said that if the DEC claims jurisdiction the applicant will have to comply with the DEC regulations and the town would re engage the engineer.

Mr. Henward stated that he had told Mr. Mattikow not to go ahead with the expense of the final plat until the PB had received notification from the DEC and ACOE.

Mr. Henward reviewed the Cervone – Little Deer Application. It may reach closure tomorrow. There are no state permits.

An addendum to the minutes was presented by the secretary:

A motion was made by Mr. Freiman and seconded by Mrs. Levy, to amend the minutes and agendas for the dates of October 15, 2007, November 19, 2007 and December 10, 2007, to rename the application of Little Deer LLC, Jim Cervone, from Ridgeline Overlay District Site Plan Review to Conditional Preliminary Site Plan.

This motion was:

Adopted – Ayes 4, Nays 0

The January minutes were reviewed and corrections made.

Meeting Adjourned 9:40 pm.