

**Hillsdale Planning Board
Minutes**

Meeting of June 8, 2009

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

Excused: Rich Freiman

Planning Board Meeting – commenced at 7:35 pm

CAC Report:

No report.

Subdivision, Pat Prendergast, Oxbow Road, 137.-1-8.1

Owners Del and Georgette Kenney, Attorney Roche and Engineer Prendergast presented subdivision plans for a 53-acre parcel, which adjoins a 62-acre lot in Egremont, already approved for subdivision.

Lot #1 is 3.145 acres and has a designated driveway from Oxbow Road.

Lots #2 & 3, 10.012 and 25.146 acres respectively, share a common driveway.

Lot #4 is 14 acres with road access off of Millard Road in Massachusetts. The Town of Egremont is fine with the proposed driveway for this parcel.

The site has been walked for federal and state wetlands, and some areas were identified. A permit will not be necessary as there is no need to cross any of the wetlands.

The drive off of Oxbow begins at 3%, progressing to 10%, and then leveling off at 1%. In regard to the septic, some test holes have been dug. There is some shale, which is somewhat powdery in consistency. The Department of Health is scheduled to assess the proposed septic sites tomorrow. Massachusetts has different regulations for perk testing (7 feet), and this has not been an issue.

Lot #3 had been previously cleared. All house sites are represented on the maps. The plan is to build one house at a time, live in it for a period of time and then sell it.

There are some steep slopes. The shared driveway will cut across slopes up to 20%, but none at more than 25%. Three lots are located in the Ridgeline District; building envelopes will be depicted as to clarify clearing of trees, etc. The house location on Lot #4 has some restrictions regarding maximum distance from electric power, with 600 feet being the maximum. Also, Lot #4 is related to an adjoining lot in Massachusetts, with the state line being the natural division. The separate lots are a contiguous piece of property and owned by the owner's daughter.

Pertaining to the driveway connecting Millard Road in Massachusetts to the property in New York State, Chairman Henward requests that the map be amended to reflect that there will be no improved right-of-way, either public or private, from Massachusetts to New York State so as to prevent any through traffic. In addition, a covenant should be added to that effect, also prohibiting the re-establishment of a future right-of-way.

A site visit should be planned for some members of the Planning Board to determine interest in performing a balloon test.

Ms. Stephens of the Conservation Advisory Committee (CAC) asked some questions regarding the storm water permit if the area of disturbance is greater than 5 acres. A discussion ensued regarding biodiversity areas. One of the three identified areas of biodiversity in NYS extends through the Taconic range through to County Route 21. These areas are important due to large, unbroken tracts of forest. Engineer Prendergast had researched the DEC website for wetlands, etc. pertaining to this proposed subdivision and there were no issues identified. The owner reported that this area was once farmland and had been cleared previously, and there is no plan to remove trees.

Ms. Levy asked if it would be helpful to depict forested areas on the map.

The specifications for the driveway from the Massachusetts side are different than from New York. The engineer will clarify MA specs and the Town Engineer will review the project.

With no further questions, the site visit will be scheduled. It was asked if further covenants or restrictions could be placed on the property so that when homes are built and then sold, the integrity of the forested areas would be preserved.

Site plan review, revised plan for garage construction - James Wagman, Pumpkin Hill & Whippoorwill Road, 135.-2-5.200

The roof profile has been changed on the garage along Whippoorwill Road. The proposed garage site was moved to the other side of the lot, and then moved back, as the owner did not want to cut down trees on the site and because potential drainage issues were identified. Previously, the plans for the garage were approved, but the roof profile has changed. This plan has been approved. It is also recommended that the owner adhere to the siding color, lighting and non-reflective window guideline recommendations. Chairman Henward proposed speaking with the owner regarding this.

Bresgi, Mitchell Street, 136.-2-84.111

It was asked that the Secretary verify the amount in the escrow account with either the Town Accountant or Town Clerk, to be at least \$500.00, for compensation to the Town Engineer.

General discussion:

Two-part presentation at Columbia-Greene Community College, the second part will be given the third week of June:

There are three areas of biodiversity identified in New York State. One is the aforementioned Taconic range corridor, the second is the Harlemville wetlands and the third is the banks of the Hudson River. The Department of Environmental Conservation is encouraging individual towns to take on the topic of conservation, as NYS no longer has the financial resources available.

Although there is no legal responsibility to do so, towns are being encouraged to amass and record data for analysis and policy making purposes. Long and short SEQRA forms may be requested.

It was discussed having the CAC draft a letter to Hillsdale homeowners regarding alternatives to developing land in order to maximize conservation. For example, for a proposed major subdivision, a Conservation Land Conservancy (CLC) might be invited to make suggestions. Currently, the Federal government is not paying attention to the preservation of the wetlands that are not part of a watercourse and the NYSDEC only deals with wetlands of 12.4 acres or more.

Mr. Cervone had requested to present another project to the Planning Board for Mr. Tavlarios. The owner is away and expected to return in ten days. The Chairman will speak to him upon his return regarding a site visit by Board members.

Earlier today, Ms. Levy attended a stimulus report designated for renewable energy and conservation, and she asked the Chairman how to report on it. It was suggested that she contact Supervisor Baer and the Chairman of the Energy Conservation Committee.

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

The Planning Board Secretary will maintain a file of continuing education for each Board member.

Meeting minutes for May 2009

A motion was made by Mr. Gardner to approve the minutes, seconded by Ms. Rohrlich.

All approved.

Adjournment:

A motion was made by Ms. Rohrlich to adjourn at 9:19 pm, Ms. Bowen seconded this, and all were in favor.