

**Hillsdale Planning Board  
Minutes**

**July 9, 2007**

**Present: Hank Henward (Chairman), Scott Cooper (Vice Chairman), Rich Freiman, Bud Gardner, Ellen Levy, Patti Rohrlich, Dick Alford.**

**Absent: Ron Morales.**

**Meeting called to order 7:33 PM by Chairman Hank Henward**

The minutes from the June meeting were approved.

**Information – Craig Cooper – Pill Hill, 145.2-1-8.100, subdivision of 21.17 acres into 2 lots. Present Craig Cooper.**

Craig presented a sketch map of the proposed subdivision, lot 1 of approximately 3 acres and lot 2 the remainder of the land to be left as an existing tree farm. Craig stated that there was an existing agreement for the shared right of way between the two lots. Dick Alford said that the right of way needed to be described for the deeds.

Hank said there should be a shared right of way maintenance agreement. There followed a general discussion on buildable lots and site plan reviews. Hank asked that additional information about the right of way and the maintenance agreement be added to the map as well as topographical contours and vegetation locations. Craig will contact the Planning Board when he has the required paperwork ready.

**Site Plan Review – Seth Grosshandler – Lee Cloud – Lot 4-5 White Hill. Seth Grosshandler – Owner, Lee Cloud – Architect.**

Lee explained that the existing opening cut in the ridge line faced west and that the house is sited to comply with the Ridgeline Overlay District regulations. Because the results of a balloon test had shown that a part of the house site was visible from a public road they have come back to the board with a proposal for additional screening. An addition of 4 trees was indicated. Lee showed examples of the materials used on the house exterior, western red cedar, metal roofing in tonal colors. There are solar panels incorporated into the design. There followed a general discussion on the type and location of the existing vegetation and new shrubs and trees. There will be 6 trees planted by the owner.

Hank stated that in order to close the crest line gap the area at the top and below the sand filter area should be made a no cut zone.

A motion to approve the site plan was made by Bud, seconded by Ellen.

This motion was:

**Adopted – Ayes 6, Nays 0**

Lee will provide 6 copies of the revised map to be stamped.

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**Information – Alfred Mattikow – representing VanMarter - Texas Hill Road, Lockwood Road, 134-1-4, subdivision of 150 acres, 4 lots. Mattikow – site visit completed May 26. Note: pending traffic study, wetlands study, easement – access to Old Highway. Alfred Mattikow – Contract Vendee, Pat Prendergast – Engineer.**

Alfred presented a revised map showing the addition of a part of Old Highway and a letter from a Title company. Hank reported that the Planning Board had received a traffic study from the engineer hired by Alfred and a town appointed engineers report on that study. Roger Case, working on behalf of Alfred has flagged every wetland, all the flags are numbered. Al Huehnel and his crew are locating the flags for the survey map. There are no DEC wetlands on the other side of Lockwood Road. Alfred said the DEC will review the wetlands and make comments. Pat said that they had carried out tests on all 4 sites and he thought that the septic systems for all four sites would be raised-bed systems. They will conduct perk tests later in the week and submit them to the DOH. Pat said they had made design improvements to the driveways, "engineering wise", and did not see why they would not work.

Gretchen said that one of the building envelopes was located in the wetlands and one of the access roads crossed a wetland.

Hank stated that the next maps should show the wetlands, the access roads and the building envelopes, all the information needs to be on one survey map.

Hank opened the meeting for public comment.

Cheryl Jones, an abutting neighbor of the Van Marters, stated that in her work for the US Department of Transportation Program Finance and Administration, she had read a great many studies. Cheryl questioned the criteria used in the traffic study and the comments made by the Town appointed engineer. Some of the areas that were not addressed were, Old highway is a single lane, there are 2 possibly 3 areas for pullovers. There was no mention of construction trucks in the reports.

A discussion followed on New York State Law and liability, section 189 of Highway Law and section 222 were mentioned. Cheryl read from part of the Comprehensive Plan in reference to upgrading roads to Town specifications. Cheryl said that the Planning Board was now on record as having made recommendations to improve the road and had opened up a 'Pandora's box' in terms of liability. To gain access to this site from Texas Hill would be at a cost to the developer, it is the responsibility of the Planning Board to mitigate the liability when the Town cannot bring Old Highway up to code.

In reference to the traffic report and review, Hank said he had questioned the traffic generation estimates for this non-typical residential area but was assured by the Town's traffic engineer that they are reasonable.

It was suggested to solve the problem with Old Highway that the adjacent property owners on the road donate more land to increase the road.

Hank asked Dick what our legal risks were. Dick stated that the Town maintained sufficient insurance.

Rich suggested that the road be mapped to include widths and locations of trees and pullovers.

There was a general discussion on the type of potential traffic, construction trucks, delivery trucks and use of Old Highway. Types of protection for the large oak trees was discussed.

The addition of road signage was discussed.

Hank said that the Board needs to decide whether this application would be a major subdivision and would require a long form SEQR.

Alfred will appear at the next Planning Board meeting.

**Updates:** Neil Costa wants to conduct a balloon test this Friday, July 13.

Planning Board members are asked to notify Hank if they will be available.

Meeting Adjourned at 9:46 pm.

