

**Hillsdale Planning Board
Minutes**

August 13, 2007

Present: Hank Henward (Chairman), Scott Cooper (Vice Chairman), Rich Freiman, Ellen Levy, Patti Rohrlich.

Absent: Ron Morales, Bud Gardner.

Meeting called to order 7:43 PM by Chairman Hank Henward

The minutes from the July meeting were approved.

Information – Dave Duffy/ Sihner – West End Road, 134.-01-15.2 and 134.-01-37, lot line adjustment. Present Frank Roche, Attorney.

Frank is representing Sihner and has letters of authorization from both the land owners. The Shiner's are conveying 5 acres of land to the Duffy's who have adjoining property. The Duffy's property is land locked and will remain so after the conveyance, the purpose of the lot line adjustment is to increase the Duffy's acreage. The Sihner's are planning to sell their property to the Furay's. Frank will appear next month with revised maps.

ROD Information – Van D Mackey – State Route 22, 106.-1-10.2 , site plan review. Van Mackey present.

Van said the driveways were cut in years ago to the acceptable building area, and that all changes to the property had to be agreed to by the Columbia Land Conservancy. He bought the parcel in 2001, the original subdivision was approved in December 1993. There is a road permit from the DOT.

Hank stated that the driveway was cut before a permit had been filed with the Town.

Van said that the trees were gone and the driveway was blacktopped when he bought the property. The issue is the shed which was purchased in June 2006 and installed in July 2006. The CLC approved the location within the flat area of the building envelope. The shed is less than 144 square feet in size.

Van wants to get electricity to the shed which will involve removing trees. Hank stated that any construction would need a permit and that he would defer to the Building Inspector in reference to the Building Permit. Hank also stated that the Planning Board would want to ensure that the clear cut area was not visible from Public Road. Van is to check with John Florio about underground power lines.

ROD Information – Richard Shutts – County Route 21, 105.-1-14.1 /14.2, site plan review. Richard Shutts present.

The site is cleared at the top for a pond, the driveway was cleared a year or more ago.

Richard will put in the driveway and eventually will build, possibly a barn type structure. The perk tests were done 2 years ago. The pond is at an elevation of 1500 feet and therefore in the ROD.

Hank stated that Richard needed to have a site plan review. Richard stated that he had contractors working on the site. Hank asked that Richard supply the board with a survey map showing the size and location of the pond and the driveway. Richard stated that he did not have the money to do it. Richard said that one part of the driveway was steep. The Philmont Fire District is to approve the grade and turnaround. There was a general discussion on the driveway and that it needed to meet the standards. Richard said that the house area is cleared. Hank requested a site visit and said that the C of O was dependent on an approved driveway. A site visit was scheduled for Tuesday night at 6:30 pm. Hank sated that the partial site plan review would require a survey map.

August 13, 2007 Page 2

Information – Cheryl Jones – Old Highway, 134.-01-15.12 , subdivision of 40 acres into 4 lots. Present Cheryl Jones.

Cheryl talked about the background of the purchase of the current house 22 years ago and the adjoining land 2 years ago. The Kersten house at the end of the road was the only other house on the road and she was not aware of the Kersten subdivision until researching the current Hillsdale Ventures Subdivision application. She said that she had invested tens of thousands of dollars in fencing and developing pasture land. The proposed access to the Hillsdale Ventures subdivision estimates peak vehicular traffic at 29 cars and that kind of traffic poses for her some type of danger. There will be pressure to bring down trees and to improve the road. It changes her life style and her impacts her investment. Cheryl has 43 acres and she said that there were a number of ways to subdivide with the least impact on the pasture land and woodland by using an existing driveway. The driveway would have to be brought up to code. 3 houses could be sited in the wooded side on an 8 acre plot, a 9 acre plot and a 10 acre plot. There could be a common driveway with a turnaround.

Rich suggested that Cheryl look into the impact on her taxes. Cheryl stated that the land behind her was originally intended as a hunting camp. Cheryl said that she had to prepare for the future and that once the traffic increased her property would be devalued.

Hank suggested that Cheryl have the wetlands mapped and contact the Army Corps of Engineers. Hank asked that Cheryl have a survey map prepared showing the topography, the wetlands and the road access and the proposed subdivisions.

There followed a general discussion on property taxes.

Cheryl will notify the Planning Board when she has the maps prepared.

Information – Alfred Mattikow – representing VanMarter - Texas Hill Road, Lockwood Road, 134-1-4, subdivision of 150 acres, 4 lots. Present Alfred Mattikow – Contract Vendee, Pat Prendergast – Engineer.

Alfred said that he had drafted an addendum for maintaining the common driveway. Pat said that he had to design the septic systems, sand and gravel beds. The Driveway and roadway designs will be ready for the next meeting. Parts of the driveway are in the 1100 feet elevation area. Hank said that anything over 1100 foot elevation would be subject to site plan review. The Building envelope and no cut zones are clearly visible from some roads and need to be investigated. Alfred disagreed and said that it was not visible.

A motion to classify as a Major Subdivision made by Patti, seconded by Rich.

This motion was:

Adopted – Ayes 5, Nays 0

Hank said that the Planning Board requires the long form SEQR.

Gretchen asked if the wetland would be filled in for the driveway area.

There was a general conversation about driveways, the necessity for turnarounds and inspection by the Fire Department.

Hank said that for Site 1 the Planning Board would require a balloon test.

Cheryl Jones, an abutting neighbor asked that the Planning Board consider the access to Old Highway, that there will be enormous expense to the Town, the requirement would be to widen the road to meet Town specifications. Rich asked for the width of the road to be measured. There was a general discussion on the condition of the road and the reports of the two engineers. The liability of the Town was discussed.

Hank requested that a balloon test be conducted; Alfred was given the contact information for Rob Ackroyd, (Balloon testing engineer). Alfred will attend the September 10 meeting.

August 13, 2007 Page 3

General discussion.

On a motion by Patti seconded by Scott the Neil Costa lot was approved subject to future site plan approval.

Rich suggested that the paperwork be looked at by Dick Alford.

Rich suggested that the meeting on October 8, Columbus Day, be moved to October 15.

Meeting adjourned at 10:35 pm