

**Hillsdale Planning Board
Minutes**

September 10, 2007

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

Meeting called to order 7:35 PM by Chairman Hank Henward

The minutes from the August meeting were approved.

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

The application will be heard at the next meeting, October 15, 2007.

Information – Debra Kinney – representing Dan Palumbo – Henich Lane, 115.-1-28.1, lot line adjustment. Present Debra Kinney, Real Estate Broker, Carl Matuzek, surveyor.

Debra explained that the prospective buyer of a developed lot wished to purchase a portion of the adjoining lot. The covenants and agreements made at the time of the subdivision would remain in effect and be contained in the deeds. Hank asked if there was any public comment, there was none.

A motion to approve the lot line adjustment was made by Ron and seconded by Bud.

This motion was:

Adopted – Ayes 4, Nays 0

ROD Information – Constance Herron - Dugway Road, 106.-1-11, site plan review. Present Constance Herron, owner, Terence Cozzolino, Real Estate Broker.

The driveway is planned to come in from Route 22. One of the main concerns is tree cutting for the view. There will be a problem with the driveway because of the grade. Constance advised the board that Don Potuin would be doing the logging.

Hank explained that this application was the perfect example of what the ROD was created for, a logging operation that was going to clear a view and create a driveway. Ed Ferrato, Zoning Enforcement Officer, had issued a 'cease and desist' order. Hank reported that a logging permit was issued by the DEC.

The applicants are to make sure that no view clearing is to take place until they have received approval from the Planning Board. The Planning Board is not restricting logging and asks the logging company to follow NYS Best Management Practices. In some cases a Forester may be hired to ensure that best management practices are followed. Hank said that he had decided to retain a Forester. Terry said that they would consider only subdividing into two lots. There was a general discussion on the Austerlitz Ridge Line. The driveway cut was approved by the DOT and the driveway needs to be approved by the Town. Constance stated that Ed Ferrato could visit at anytime.

Hank said that in order to proceed the Planning Board would require a site plan review.

Hank suggested a balloon test and that the applicants would have to retain a surveyor and an engineer.

The application will be added to the October Agenda.

Page 2, September 10, 2007

Information – Alfred Mattikow – Hillsdale Ventures, VanMarter property - Texas Hill Road, Lockwood Road, 134-1-4, 4 lot subdivision. Present Alfred Mattikow – Contract Vendee, Pat Prendergast – Engineer.

Pat presented plans and diagrams of the common driveway and overall driveway plans. Pat described the terrain and grades, the areas that required culverts. He reviewed the drainage charts.

Pat stated that he plans to adhere to the erosion control regulations and he had sent the plans to the ACE and the Health Department. Hank said that the focus was on the engineering and that there had been no decision in reference to the Building Envelopes and no cut zones. Lot 1 is above 1100 feet elevation and is subject to the overlay requirements the buyer would have to go through a site plan review. Hank said that if the site was cleared that the Planning Board may require restoration. The area below the septic was seasonably wet. Hank said that the ACE may be going back on site as part of a review of the proposal submitted to them. Gretchen Stevens, member of the CAC, suggested that a member of the Planning board join the ACE when they are next on site. Pat said that he would contact Hank. The view sheds will be mapped out for Lot 2 with a building envelope and no cut zones. Hank asked how Pat was constructing the stormwater culverts along the wetland. Pat replied that it was wooded hillside and it would not be disturbed. Hank responded that it was more an issue of contaminants from the driveway. Pat said that he would add it to other items for review by the DEC.

Hank said that there was an apparent building envelope on Lot 3 and the view clearing had already been done. Lot 4 was the smaller lot, the building envelope and the area to be cleared would have to be defined. The percentage of slope looked to be close 25%, therefore there would be no roads and no driveways. Hank will defer to the Highway Superintendent, the situation is similar to White Hill, it is more of a private subdivision road, it will be a question of how Richard Briggs would define it. Hank asked Alfred what his scope of work was prior to the sale of the subdivisions. Alfred said that he would construct the road, driveways, the views and building sites will be cleared. There will be a road maintenance agreement for maintenance and repairs, as noted on points 8 and 9 on the map. There was a general discussion about the wetlands which the ACE is reviewing. Hank stated that the next stage would be to receive a letter from the ACE and the DOH. Hank will write a letter to Alfred with a proposal.

The Planning Board secretary asked for an additional Application fee of \$250.00. Alfred will mail it to the Planning board.

Information – Ben Adams– representing Harry Sverdlove, Steiner Properties LLC, Two Town Road, Copake border 144.00-01-54, 6 lot subdivision. Site visit completed Friday 3/30/2007. Present Ben Adams, Pat Prendergast, Engineer.

Revised maps were presented. Pat stated that he had to meet with the Taghkanic Highway Superintendent to review the driveways. The new revised proposed driveway is not over 10% grade. Pat said that the fire department requested that the pond be increased in size. Pat has sent a copy of the maps to the Highway Superintendent and the DOT. Hank stated that he would like the DOT to sign off on the entrance on Route 23. There was a general discussion about the shallow soils making it difficult to position driveways. Hank requested that the wetlands be mapped.

Ben to advise when he will be ready for another meeting.

Meeting adjourned.

