



**Hillsdale Planning Board Minutes
May 12, 2014**

Present: Hank Henward, Chairman; Bud Gardner; Deborah Bowen; Ellen Levy; Patti Rohrllich; Vivian deGeorges, Secretary

Excused: Mark Barbato; Richard Freiman

Also Present: Gretchen Stevens; Jeffrey Paige, resident

Mr. Henward opened the meeting at 7:37 PM

- 1. Skaarship Farm LLC Stephanie Skaarup. Tax parcel ID 126.-2.13 Represented by Mark Cawley, attorney; Dan Russell, surveyor - This is an informational meeting.**

Mr. Cawley explained that the property is owned by Skaarup Shipping Corp, a family-owned company. He then showed the Board aerial maps with lines drawn which show the parcel boundaries. Mr. Cawley said that he is on the Board of the Skaarup Corporation. The LLC is allowing Ms. Skaarup to buy a portion of the farm at the current market price. They showed the Board the boundaries of the parcel totaling 565 acres which is the whole parcel of which Ms. Skaarup would like to subdivide out 73 acres for her to purchase. The 73 acres are on the east side of Mitchell St. There is no house currently on the parcel. Ms. Skaarup said that the realtors are not happy with the dividing line of the proposed parcel going through the pond, so they're considering changing the line to go along one side of the pond. She said they'd also like to create an area across Mitchell Street with a covenant to preclude development and thereby preserve the view shed.

There are 4 tax parcels right now and there will be 5 if this subdivision is allowed. Discussion about how they want to sell this, whether as a whole large farm, or in separate parcels, descriptions of the areas that are swampy, DEC protected, etc. The 170 acre parcel has a covenant that says no further development and that parcel also can only be subdivided and sold to someone in the Mitchell or Skaarup families. It's now in pasture.

There was discussion about the gravel pit and then Mr. Henward said that we encourage the retention of farm land in farming as much as possible. Our law allows a property that's subdivided by a public road to have separate tax parcels. It's not actually a subdivision but just has separate tax parcels. That doesn't give permission to build, of course. If you want a separate lot you have to perc it. Ms. Skaarup described what she'd do with the land, where she'd build a house, etc. Mr. Henward added that the whole valley including the pond and the kill is an aquifer. There would be concerns about any intensive development there. Mr. Cawley asked if they would have to come back to put the covenant on the view shed. Mr. Henward said yes, it's better to have all the relevant information on one map.

Ms. Rohrllich asked how many acres the pond is and it was determined after looking at the size in relationship to Herrington Pond, which is 58 acres according to Mr. Gardner, that this one is maybe 18-20 acres.

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Mr. Cawley asked what the next step is and Mr. Henward said first the perc test and then a driveway permit. Once you've decided you want to do this, we'll have to have a Public Hearing.

Mr. Russell to Ms. Skaarup - it may be too soon to schedule a Public Hearing because if you aren't sure where the dividing line will be, whether through the pond or around it, and we do a public hearing and then you have to change it, we'll have to come back for a lot line adjustment. It's better to wait till you're sure what you want to do. Ms. Skaarup agreed.

Ms. Levy said that she's concerned about having the important environmental areas shown on the map. I think this is going too fast and we shouldn't rush into things. This is a big important piece of land.

Mr. Henward said that the entire pond and the soft area around it are wetland, and Mr. Russell said it was Army Corps of Engineers wetland, not DEC. He further said that it would be best to tell the broker that any potential buyer should come before us to have the area and restrictions described and explained to them, that the potential buyers will have to do their due-diligence.

2. Kathleen Doolan 2-lot subdivision Tax parcel ID Tax parcel ID 144.-1-72.111 creating a new parcel of 9.587 acres from a parcel with a total of 52.65 acres on West End Rd. Jeff Plass from Plass, Rockefeller & Nucci surveyors

Submitted: application; a check for \$100; 6 survey maps; one small area map; a short SEQRA form; an agricultural data form; a "bargain and sale deed".

Ms. Doolan wants to split off a portion of her property on Rockledge Road to create a building site of 9.587 acres, and a second parcel of 42.97 acres. This property is not in the Ridgeline.

Ms. Stevens looked at the survey map and said that it looks like there are two drainage areas indicated on the map. She asked if this is a wet area on the parcel. Mr. Plass said no, it's dry. Mr. Henward said that we'll need to have a public hearing and then asked if they had had it perced. Mr. Plass said that they have an engineer ready to do it once the Planning Board said it was okay. Then Mr. Henward reminded them that they also need a driveway cut permit from the highway superintendent

Mr. Henward asked if there was any other business. When there was none from the other Board members, he spoke about having gone to the last session of the Copake PB which was concerned with the Catamount project. He spoke about going there to keep an eye on it, to see what kind of increased traffic they're preparing for, and to hear discussions about fire protection matters. Ms. Rohrlich said that she had thought it was all approved, but Mr. Gardner said that they had done a discovery but haven't taken any money in yet as they're not allowed to at this point.

Mr. Paige said that he went to the Copake ZBA meeting and it was about the definitions of residential, hotel, multi-family, etc., but no mention of condominiums. Mr. Henward said that they'll have to get a special use permit.

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Mr. Henward asked for a motion to adjourn. Mr. Gardner made the motion and Ms. Levy seconded. The vote was all ayes and Mr. Henward adjourned the meeting at 8:50 PM.

The next meeting of the Planning Board will be held on June 9, beginning at 7:00 PM with a Public Hearing for Kathleen Doolan's application.