



**Hillsdale Planning Board Minutes
June 10, 2013**

Present: Hank Henward, Chairman; Patti Rohrlich; Ellen Levy; Richard Freiman; Bud Gardner; Vivian deGeorges, Secretary

Excused: Mark Barbato; Deborah Bowen

Also present: Gretchen Stevens, Bud Atwood, CAC members; Jeff Paige, Green Solutions member; Joe Gentile, Register-Star.

Public Hearing for Collins St. LLC subdivision called to order at 7:00PM by Chairman Henward. As there were no members of the public at this time, the Hearing was closed at 7:05PM.

Mr. Henward opened the Planning Board Meeting at 7:05PM.

**1. Neil Costa; George Lagonia - Collins St. LLC minor 3-parcel subdivision Tax ID 136.-2-28
37.5 acre lot; 212-397-1088**

Mr. Costa presented the revised map, which now shows building envelopes and septic areas, revised no-cut zones with an area along the east and west boundaries now shown, notes reflecting changes in no-cut zone policy plus note about the revised covenant with suggestions about cutting and clearing, the preference for limbing rather than cutting trees being noted, as well as a prohibition against clear-cutting.

At this point, two neighbors whose land abuts the proposed subdivision land arrived.

Mr. Henward paused the Planning Board meeting at 7:08PM and reopened the Public Hearing in order to allow Mr. & Mrs. Cohen of 367 Collins Street to speak. Mr. & Mrs. Cohen asked for some clarification about the map, where they're located on it, where the no-cut zones are, etc. and discussed with the Board where the water draining towards their land will be diverted to from the proposed driveway. They had no objections to the subdivision.

Mr. Henward closed the Public Hearing at 7:15PM and reopened the Planning Board meeting.

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There followed a discussion about the proposed driveway, then Mr. Henward asked if the Board had any further questions. There were none. He then remarked that the covenants are of course based on good intentions among the land owners and cannot be enforced.

Mr. Henward asked for a motion to approve this subdivision. Ms. Rohrlich made the motion and Mr. Freiman seconded it. The vote was all ayes.

Mr. Henward signed and stamped 8 copies of the map, of which the Planning Board kept 3.
Received: check for \$430 for the subdivision fee.

- 2. Sue Hendrickson 642 Mitchell St. would like to dissolve the lot line between two parcels Tax ids 126.-2-18 & 126.-2-19 to have only one parcel number. Kevin Rounds, surveyor, representing the Hendricksons.**

Mr. Rounds showed the map of the land owned by the Hendricksons which has two parcel numbers and explained that they want to dissolve the line between the parcels and wind up with one tax id. Mr. Freiman asked Mr. Rounds why there were two numbers and he suggested that the previous owners may have wanted to sell or give part of it to a family member and that's why they had two parcel numbers created, but he wasn't sure. The sizes of the two parcels are 2.8 and 9.8 acres. Mr. Henward said this was very straightforward and that the Board saw no problem with it being done. (Received app and check 6/21)

Mr. Henward asked for a motion to approve this lot line adjustment. Mr. Freiman made the motion and Mr. Gardner seconded it. The vote was all ayes.

- 3. Bill Stratton subdivision informational meeting. Route 7D LLC Tax id 106.-1-9 Dan Russell, surveyor**

Mr. Russell presented copies of the map showing the possible subdivision. Mr. Stratton had had a subdivision done which left three parcels straddling Rt. 7D; one had 51 acres on the west side of the road and two parcels, one of 22 acres and one of 15 acres, on the east side. He is now looking to subdivide the 51 acre lot into three pieces containing lots of 32 acres, 11 acres and 8 acres. The main objection is that access to the two new lots, if divided, would necessitate crossing the Roe Jan Kill with a bridge. Mr. Russell said that they realize that there are DEC

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concerns about crossing the stream and about wetlands, that building envelopes need to be described, etc., so this is a very preliminary discussion and proposal. Mr. Russell also said he understands from another project that the bridge cost may be between \$75,000 and \$100,000. Mr. Henward said that they have to be engineered for 50- or 100-year storms. He also said that this is a major subdivision whether it's 4 or 5 parcels and also that this stream is part of the headwaters of the Hudson, not a small tributary, and the DEC will have strict requirements for the stream, as well as for the wetlands which are along the Kill. Mr. Russell said that an engineer will have to look into the DEC aspects of this and get some costs. The Kill has to be crossed in order to get access to the parcels 1A and 1B. Mr. Henward said the Planning Board would be the authority for review but we'd have to submit it to the County because it's on both sides of the county road. These are not State regulated wetlands but DEC had its specs, which are maybe 50 or 100 feet on each side of the stream needing to be spanned. Ms. Rohrlich said that we'd probably have to hire an engineer at Mr. Stratton's expense in order to go over what his engineer proposes. Mr. Henward offered that we would rely on Doug Clark to talk with Mr. Stratton's engineer about this bridge which also has to be able to support a 40,000-lb fully-loaded fire truck. He then asked Ms. Stevens what she found when walking this site previously, as far as wetlands. She answered that it's not a large area, but patchy wetland spots throughout, near the stream.

There was no CAC report tonight.

Mr. Henward asked for a motion to adjourn. Mr. Gardner made the motion and Ms. Rohrlich seconded it. The vote was all ayes.

Mr. Henward adjourned the meeting at 8:02PM.

The next meeting of the Planning Board will be Monday, July 8th.