

APPROVED: 10/20/11

**MINUTES OF THE
TOWN OF HIGHLANDS PLANNING BOARD
SEPTEMBER 15, 2011**

A regular meeting of the Town of Highlands Planning Board was held in the Town Hall, Highland Falls, New York, on Thursday, September 15, 2011, at 7:00 P. M.

THERE WERE PRESENT:

Board Members:

Erik Smith, Chairman
Cathy Kelly
Chris Dyroff

Absent:

Terry Holt, Deputy Chairman
John Hunter

M. Justin Rider, Attorney (Rider, Weiner & Frankel, P. C.)
Uday Jinabhai, P. E., (J.R. Folchetti & Associates, L.L.C.)
Leslie J. Dotson, Associate Planner (Garling Associates)

ALSO PRESENT: Bill Edsall, Town Councilman, John Hager, Building Inspector, Kathy Ripa, Jim Ripa, Arne W. Brauten (Corbin Hill), and Zachary Peters (Mercurio-Norton-Tarolli, P.C.)

The meeting was called to order at 7:00 P. M. by the Chairman with the Pledge to the Flag. It was noted that there was a quorum present.

A motion was made to adopt the May 19, 2011 Minutes, as amended.

Motion: Dr. Kelly Seconded: Mr. Dyroff Approved

COMMUNICATIONS

- Land Use Planning Course
- New York Planning Federation On-Line Course
- Annual Dinner of New York Planning Federation
- New York Planning Federation Conference in Albany
- Mandatory Employee Workplace Violence and Sexual Harassment Training
- Orange County Planning Federation Publication
- Rural Resources and Rural Features
- Storm Water Conference and Trade Show
- Hudson Highlands Land Trust Hiking Schedule
- Computer E-mail and Internet Policy from the Comptroller/Chairman Report

VOUCHERS - September 15, 2011

Rider, Weiner & Frankel, P.C. (Attorneys)	
• General Planning	\$ 685.78
	1.28
• Homeland Towers	1,350.50
	149.08
	55.50
Garling Associates	
• Homeland Towers	\$130.00
	195.00
Fran DeWitt (Recording Secretary)	
• May Minutes	\$ 80.00
New York Planning Federation	
• Dues	\$200.00

The Chairman will submit the vouchers to the Comptroller.

OLD BUSINESS - None

NEW BUSINESS

Kathy and James Ripa now or formerly Kelly 25 Hemlock St. (Proposed 2 Lot Subdivision Section 11 Block 3 Lot 23 R-4 District)

Zack Peters, of Mercurio, Norton, Tarolli, P. C., made a presentation on behalf of Larry Marshall, Design Engineer, from his office, who is the lead engineer for this project. This project is for a proposed 2 lot subdivision on the corner of Hemlock and Poplar Streets in Fort Montgomery.

- The lots will be served by public water and sewer.
- Access to the lots is by individual driveways.
- The lots meet all bulk zoning requirements as far as size and setbacks.
- There is an existing ditch that runs down the center of the property that drains out through an existing culvert at the back of the site.
- The only proposed grading change is a culvert under the driveway under Lot 1 to feed the existing drainage swale.
- Existing well on the site they would like to keep solely for irrigation purposes on Lot 1.

The Chairman explained that this project was a proposed subdivision that was before this Board in the past. The project initially came to the Board for a fill permit. Some of the fill that is there was put in under a fill permit. He noted that Orange County Health Department indicated that the well should have been capped in accordance with the Orange County Department of Health Guidelines.

A discussion was held concerning the safety reasons for capping the well. Mr. Ripa explained he would like to use it for irrigation purposes only.

Discussions and reviews were held for each of the Comment Letters submitted by Consultants Rider, Weiner, and Frankel, P. C., Garling Associates, and J.R. Folchetti & Associates, L.L.C.

A discussion was held as to whether under a 2010 Town Code Law, a Storm Water Pollution Prevention Plan is required for any and all subdivisions.

CHAIRMAN'S REPORT

Homeland Towers: Letters were received from Homeland Towers to the Board stating they are still investigating the Board's alternative sites, Shot Clock, and extension requests. Mr. Rider added information concerning Escrow Account concerns, time constraints, and extensions. The Chairman and Mr. Rider are continuing to monitor this proposed project.

Rodway: A submission will be on the agenda next month.

Hannawalt Route 9W: There are family issues that most likely have kept him from attending the meeting. There was a ZBA decision that a self-storage facility is a permitted use for the area.

Budget: The Chairman asked if any Board Member had any budget requests, they should let him know.

Training: Board Members were encouraged to attend the mandatory training.

Internet and Keys: The Deputy Supervisor stated that everyone should have an Internet mail account for the Town and will be supplied keys.

CORBIN HILL

The Chairman noted the frustration of the Board that on two separate occasions, this project had been on the agenda with no one appearing before the Board. Mr. Arne W. Brauten, representing Corbin Hill, stated that he had misunderstood the communication. He also stated that a bad storm and sickness had prevented him from attending the meetings.

The Chairman explained to Mr. Brauten that an informal presentation would not be acceptable at this point. He must see the Building Inspector, complete a formal application, pay the fees, and submit the plans for presentation to the Board. A copy of a 2010 letter from the Planning Board to Corbin Hill was provided to Mr. Brauten. The letter contained specific requirements to be met in order for the Board to consider amendment of the approved site plan.

Mr. Hager pointed out that the Erosion Control Permit has also expired. A formal request needs to be made by the Applicant.

PUBLIC COMMENT - None

At 8:00 P. M., a motion was made to adjourn the meeting.

Motion: Dr. Kelly Seconded: Mr. Dyroff Approved

Respectfully submitted,

Fran DeWitt, Recording Secretary

**The next Regular Planning Board Meeting is
Thursday, October 20, 2011**