

APPROVED: JUNE 18, 2009

**MINUTES OF THE
TOWN OF HIGHLANDS PLANNING BOARD
MAY 21, 2009**

A regular meeting of the Town of Highlands Planning Board was held in the Court Room, Town Hall, Highland Falls, New York, on Thursday, May 21, 2009, at 7:00 P. M.

THERE WERE PRESENT:

Board Members:

Erik Smith, Chairman

Terry Holt

Chris Dyroff

Cathy Kelly

Absent:

John Hunter

M. Justin Rider, Esq. (Rider, Weiner & Frankel, P.C.)

Paul Pelusio, P. E. (J. Robert Folchetti & Associates)

ALSO PRESENT:

John Hager, John Blanc, and Roy Hannawalt.

The meeting was called to order at 7:04 P. M. with the Pledge to the Flag. It was noted that a quorum was present.

A motion was made to approve the April 16, 2009 Minutes, as amended.

Motion: Dr. Kelly

Seconded: Mr. Holt

Approved

COMMUNICATIONS

Ms. Kelly attended the Orange and Rockland Utilities breakfast. At this public relations event, O & R told the highway departments, the town boards, planning boards and Chamber of Commerce that they were upgrading their facilities and substations.

The Chairman discussed the magazine "Talk of the Town" with the Board Members.

VOUCHERS

Rider, Weiner & Frankel, P.C. (Attorneys)

January

General Planning \$350.00

Hannawalt – (Weyant) 52.50

Storms 35.00

Hannawalt - (Dry Creek) 455.00

J. R. Folchetti (Engineers)

General	\$ 65.00
Hannawalt – (Weyant)	65.00
Hannawalt – (Dry Creek)	195.00
Storms	390.00

The Chairman will submit them to the Comptroller.

OLD BUSINESS

John J. Blanc, Jr., and Ruza R. Blanc (Subdivision S17 B1 Lot 6, R-1 Zone)

Mr. Blanc reviewed. He received an approval on a two-lot subdivision on his property on 156 Mine Road. There were some modifications in the approval and one of the modifications, specifically #6, spoke to a structure that was going over a stream and in that modification, it states that he should demonstrate to the satisfaction to the Planning Board and the Engineer for the Planning Board that it permitted access to emergency vehicles to the property. A lengthy discussion was held about the stream crossing and it was decided the Planning Board's Engineer and the Applicant's Engineer would attempt to come to an agreeable solution in the coming month.

John Bennett (Subdivision – R-1 Zone/S10 B3 Lot 9).

The Chairman indicated that there has been no application to the Health Department from Mr. Bennett. He has spoken with Mr. Sims of the Health Department. He feels it is not unfair to say at this point that there is some delay. It is not only a Planning Board matter; it has been referred to this Board. Mr. Rider explained that Mr. Bennett has not completed the necessary required subdivision approvals.

The Chairman asked, and the Board agreed, that he would contact Mr. Bennett to discuss the timeframe for the project and the required approvals. Mr. Hager will also send a Failure to Remedy Notice.

Storms (Subdivision R1R Zone S12 B 1 Lot 14.2) – Not present.

Roy Hannawalt (Subdivision R-1 Zone/ S17 B1 Lot 32.14)

Discussion included the note regarding no plans for development of the larger parcel for Scenic Hudson on the map. The organization wants to be sure to get the value from the land for their purposes of grant writing, fund raising, etc.

It was explained to Mr. Hannawalt that the currently shown proposed property lines depicting an additional lot need to be removed from the drawing, additionally, he needs to show on a corrected map a square of a proposed house and where the proposed septic system, location of the well, Perk Test results, and access, including the proper verbiage. Mr. Rider stated the Orange and Rockland Utilities easement must be delineated on the map and that the lot area needed to be shown for each of the two proposed lots to ensure that they meet the minimum requirements for the zoning.

