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**Planning Board Minutes 7/12/21**

Members Present: Planning Board members: Barbara Olsen Pascale, Chairperson, John Avenia, Patti Rohrlich, Richard Freiman, Ellen Levy, Mark Barbato and Bud Gardner

Elizabeth Sheer, Planning Board Secretary recorded the minutes

Others attending: Gretchen Stevens, Pat Pendergast, Christie Totman, Dan Russell

**The meeting was called to order at 7:32**

Acceptance of the minutes of 6/14/21 were moved by Patti, seconded by John

**Aye: 6 No: 0**

**Decision: motion carried to accept the June minutes**

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**PUBLIC HEARING**

1. **Property: 131 Schoolhouse Road (file #2021-011)**

**Applicant : Dan Russell representing Roberta Davis**

**At issue: minor subdivision**

At the previous meeting a motion was entertained to open a public hearing to approve this subdivision owned by Roberta Davis.

Abutting neighbors have been notified. There were no members of the public present, and no comments on the matter.

The public hearing was, therefore, closed.

This property of 116.9 acres is to be divided into two parcels of 86 and 33 acres. Most of the property is in Austerlitz, and nothing will be built on the part that is in Hillsdale. The houses already have septic, so no perc test is necessary.

The property already has board approval in Austerlitz.

Barbara ran through the SEQR, and all answers were negative. Therefore, a motion to issue a negative declaration was made by Richard, seconded by Ellen.

**All voted in favor.**

**Decision: The Subdivision is approved**

1. **Tory Hill Road (File #2021-010)**

**Applicants: Chris and Christie Totman, represented by Pat Pendergast**

**At issue: Construction of a new house in the ridge line**

This site plan was approved at the June meeting, but plans have since changed. This will now be a single-story house with a detached garage that has living space over it. The garage will be about 600 sq. ft. with no clearing necessary, and it will be built on a fairly flat surface. New plans for the house mean that it will no have to be cut so deeply into rock.

Patti asked how much larger the footprint of the new plan is.

Christie responded that the house is 5200 sq ft, and will have a roof line of 22 feet, whereas the garage, will be 27’.

Pat said that though the house and the garage will be separate, they will be on the same septic.

Barbara noted that the tree canopy is a little deeper, and there will not be as much problem with the trees. She asked whether the garage could now be considered an accessory building.

Christie said that it is less than 1000 sq ft, so it does not fall under the accessory ruling.

Barbara said she noticed that there were some large trees at the corner of where the house will be that have been flagged.

Christie said there were some trees that were coming out, and they were always coming out; the new plans do not affect that.

Ellen said that there are 3 50 foot trees, and the board would like to ask for them not to come out.

Pat said that there is room for the garage to be moved to save the trees.

Patti inquired as to whether there was a size limit to houses in the ridge line – the answer is that there is no such limit.

Gretchen, viewing the plans said that the west facing side of the house has a lot of windows that reflect light. Many animals rely on the dark for hunting.

Pat allowed that there would some light spillage although eh windows will be tinted, and Christie added that curtains would be drawn across the windows from about 3 in the afternoon to keep the house from getting too hot. In addition, the house is dark, and will not be too striking in the night.

Pat said that there was no plan for outside lighting. Christie said that she is cognizant of dark sky compliance.

A motion was made by Richard to approve the amended site plan, seconded by Patti.

**Aye: 6 No: 0**

**Decision: Amended site plan is approved**

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Barbara adjourned the meeting, with no motion, at 8:56