



**Hillsdale Planning Board
Minutes
March 14, 2011**

Present: Patti Rohrlich, Acting Chairman; Deborah Bowen; Mark Barbato; Bud Gardner; Ellen Levy; Vivian deGeorges, Secretary

Excused: Hank Henward, Chairman

Also present: CAC members Gretchen Stevens; Jeff Paige, resident

Frank Upham, Tom Carty, Joyce Lapenn, members of the Housing Committee

The meeting was called to order 7:10PM by Ms. Rohrlich. The Housing Committee submitted their Action Plan to the Planning Board. The most important part of the Plan is the definition of affordable housing, which is necessary in order to proceed with plans to build or adapt existing homes. A family of 4 making the median wage of \$52,000 can afford a home priced at \$168,000 based on County statistics, but \$278,000 is the median price of homes in the area. Also, there are very few rental apartments on the local market. Section 8 housing for seniors or low-income families is a good source of affordable housing. The way it works is that 1/3 of the income of the applicant would go towards rent and a voucher would pay the rest. The problem is that right now, 11 families have vouchers and 25 families are waiting because of government cutbacks to the plan.

There was discussion about the feasibility of building units in the area for the target prices defined in the Plan and other ways to get mortgages, since banks are not giving mortgages freely right now. Also discussed was that there could be provisions put into the Comprehensive Plan that when any development is proposed in Hillsdale, the developer would be required to include low-cost units along with market-price ones in the development.

Habitat for Humanity was discussed as a possible way for low-income families to have homes in the area. There is also mortgage help available from other agencies.

The Planning Board gave its approval for the Housing Committee to go ahead as described in the plan submitted. When they're ready to complete the proposal, a public hearing could be held.

**Steve Bluestone – Spring Brook Lane Extension house building plans
Tax Parcel ID 116.-2-36.111 Steven and Cathy Bluestone, owners; Bruce
Coldham, architect**

A brief recap was given of the application. The land was purchased in 2006 and in 2007, Mr. Coldham was engaged to design the project. Last year the Planning Board gave permission to do the septic system. Mr. Coldham showed the plan for the proposed house, aerial views of the site, which had been cleared prior to the Bluestones purchasing it, and photos of the site from various public roads.

Ms. Bowen asked if there was a topographical map available, but they didn't have one with them. There was discussion over the maps and house plans describing how the house is going to be built into the hill and banked with earth to be part of the hill. It has a walk-out lower level. There is a low-pitched roof that was proposed for solar panels, but with all the snow this year, it was decided to put them on the ground instead for easier snow removal. Ms. Rohrlich said that the Board should visit the site and that possibly a balloon test should be done. She also said that the colors and materials are important and have to be described in the house plans. Then there was discussion about lighting which is mostly under overhangs, porch roofs and covered walkways and are all faced downward. Mr. Coldham said that they are attempting a net-zero energy use residence. Mr. Freiman asked what the roof material is going to be and was told it would be a metal roof.

The question was asked as to whether there is a building envelope described on the original subdivision map. The map from 2003 was produced and there appear to be no building envelopes shown on any of the parcels. The secretary will check with Mr. Henward as to how to get the building envelope described, surveyed and filed. Mr. Henward will also be consulted as to the procedure to get a balloon test done. Ms. Rohrlich said that the CAC will also want to do a site visit to look at possible erosion and drainage issues and any additional cutting that needs to be done.

Mr. Bluestone asked Mr. Coldham to show on the map where the tree cutting will be, which he did. The tree cutting area will be used to store the excavated soil so that it can be put back around the house once it's built to "build it into" the hill. It will also allow sunlight from the east to get into the house. 20,000 square feet of total cutting is what is allowed by the Comprehensive Plan. Mr. Barbato asked that they put stakes to outline the cutting area for when the Board and CAC go on site. Mr. Henward will also be asked to confirm the square footage allowed to be cleared in the ROD.

Mr. Coldham asked Ms. Stevens if she'd be able to tell them about significant wildlife species in this area. Ms. Stevens said that no study has been made in this area, but they can look at it and see what determinations they can make regarding that. Ms. Levy asked if the solar panels will be reflecting light strongly to public view. Mr. Paige offered that the Green Solution Group is now working on solar panel placement, etc. It will all be presented to the Planning Board when the study is done using other counties' designs and placement of solar panels. Low-profile ground mount, if it can be approved, would be best with screening planting which could be done later.

This application will continue next month

**Garret Matteo – County Rt. 21 lot line adjustment Tax Parcel ID 116.-1-14
Dan Russell, surveyor**

Mr. Russell showed maps to the Board. Mr. Matteo owns White Wolf Enterprises LLC. The application is to create a parcel to sell, with a house on it. Mr. Matteo plans to keep 65.89 acres, merged with 137 acres, and separate off the parcel measuring 3.01 acres along with the house. The frontage is 165 feet, but the minimum is 200 feet. This portion of the parcel, however, has been accepted as non-conforming since about the 1950's. Mr. Russell will ask Mr. Henward about this problem regarding the frontage. The Planning Board feels that it's acceptable as it's an existing house and that the Board would like to encourage keeping the modest lot and house. Mr. Russell asked whether this was a lot-line adjustment or a subdivision and it was decided that it is a lot-line adjustment. Submitted – application, short SEQR form, Ag Data statement, one map.

This application will continue next month

**James Wagman – new construction, Pumpkin Hill Road Tax Parcel ID
135.-2-5.2 no-show**

A member of the Alford Scenic Mountain Act Commission, Kent Peer-Nous, spoke regarding the Coon project and White Hill Estates. Mr. Peer-Nous also owns property in Hillsdale. Mr. Peer-Nous had looked at the Planning Board minutes online and saw something about the proposed site being visible from Massachusetts, but that we don't have the power to regulate that. Ms. Rohrlich said that the Coon matter is on agenda next month and perhaps Mr. Peer-Nous can bring some photos showing what's visible from Alford. Discussion whether or not the regulations are for any public road in NY or "any public road", meaning Mass as well. 413-528-1953
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Ms. Rohrlich asked for a motion to adjourn the meeting. Mr. Freiman made the motion to adjourn and Mr. Gardner seconded it. The meeting was declared adjourned at 9:15 by Ms. Rohrlich.