



Hillsdale Planning Board Minutes October 13, 2014

Present: Hank Henward, Chairman; Richard Freiman; Ellen Levy; Deborah Bowen; Patti Rohrlich; Mark Barbato; Vivian deGeorges, Secretary

Excused: Bud Gardner

Also Present: Gretchen Stevens; Jeff Paige; Carmen Barbato

Mr. Henward opened the meeting at 7:32 PM

- 1. Chris Chi and Paul Warren , owners; 155 White Hill Lane site plan review Tax ID 127.-1-15.1 In the Ridgeline; George Lagonia, contractor**

Mr. Henward recapped the history of this application. The applicants went before the ZBA and were advised they didn't need to come before the PB. They then went to the Building Inspector for driveway approval and when Mr. Henward went to the site to look at the driveway placement, he also saw that construction had begun and that it needed PB approval. He had thought the applicants had appeared before the Planning Board regarding this site in the past, but was mistaken. He further said that it is the PB opinion that that everything being done by the applicants was consistent with our requirements for the Ridgeline, and so we didn't need to issue a stop order.

Received: Application; check for \$530.50; aerial photos of site

Mr. Warren described the plan, the house site, the drive, the septic system approved by the DOH; the logging road is now the legal drive for emergency vehicles.

Mr. Mark Barbato asked why there wasn't a stop order. Mr. Lagonia reiterated what Mr. Henward had said in his recap of this application, describing that they went to the BI for a permit and were never asked to go to the PB. Then it was realized it was in the Ridgeline and so it needed PB approval.

Mr. Henward added that the driveway was already roughed in, the building site determined, the height as we had been told previously, and they were never told by the BI to come before the PB. It was my decision not to ask the BI for a stop work order because what we were seeing was what we were told it would be. We're playing catchup here because the BI gave a permit incorrectly.

Ms. Levy asked how high the house would be, and Mr. Warren answered 24'9" high. Ms. deGeorges brought the approved building plans up from the Building Department to the Board to review, and Mr. Warren showed aerial photos of the site. He described the products they will be using on the house, natural cedar, stucco and windows in natural colors. Mr. Henward asked for the Board to be sent samples of the products.

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Ms. Levy asked if they have a landscape plan, perhaps showing screening from the view side. Mr. Warren said that they are leaving it the way it is and Mr. Lagonia said that they're not thinking of planting as it's so tucked in right now, but maybe a few small trees. Ms. Levy said that she's not sure what you'll see from across the valley. Mr. Lagonia said you'd have to wait to see what it looks like from across the valley, once it's built.

Ms. Bowen said that if we want to see it from across the valley now, how much of it is built? Mr. Lagonia said the foundation and two walls. It complies with every rule and regulation you guys have.

Mr. Henward said to be consistent with what we've asked other applicants in the Ridgeline, what about exterior lighting? Mr. Warren said that they have none, just two lights on the drive. Mr. Henward said that if there's any visibility of this, we would recommend some screening, a planting plan. To the extent that you've disrupted the soil, removing it for the foundation, even though it's a very shallow foundation with a slab, you must have ripped some shale. Mr. Warren said we stripped and saved the soil and it will be replaced. We like it the way it is. Mr. Henward said that they should show on the final site plan where they are going to re-seed, and show the no-cut areas. There was no disturbance when I was there to see it.

Mr. Henward told the applicants to come back next month with the seed/no-cut areas shown on the site map and color samples. Our photographer will check on visibility from Bridlewood and Apple Lane and suggest screening if needed. Anyone who wants to see this site should get in touch with Mr. Lagonia and make an appointment.

Mr. Henward asked if there were any more questions from the Board and Ms. Bowen said just one about the glass. Mr. Lagonia said we went to Anderson for non-reflective glass. It's 11% reflectivity, the lowest there is.

More discussion about the neighboring site, which the PB reviewed previously, vs. this one. Mr. Henward said the Town apologizes for any misinformation. Ms. Levy asked if they can continue to build and Mr. Henward said yes.

This application will be continued next month.

**2. Thomas Barstow - Site plan review for 51 Stone Ledge Rd. in steep slope area Tax ID 117.-1-44
Stagecoach/Overlook; Chris Bellamy contractor 728-7001**

Received: Application; check for \$536.10; site plan; survey map; engineer's sketch for driveway preparations done by Crawford and Assoc.

Mr. Bellamy described the site and plans. He said that Mr. Barstow is planning a modular house, just at the bottom of the slope area. It's about 17% grade from the road to the highest corner of the house.

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Mr. Barbato, looking at the survey map, asked what the culvert pipe was for. Mr. Bellamy said there's a drain there already and the culvert was put in in 2011. Mr. Barstow had purchased the land and water dumps seasonally there so a culvert was put in to divert the drainage for the house-siting/building purposes. We didn't realize it was in the slope. In the springtime, there is water coming down. It was in place before the hurricane and it was about ¼ full after the storm. It's in great shape, getting through the hurricane, for not being touched in 4 years.

Mr. Henward said that the drive is an existing drive, roughed in. Ms. Bowen asked if the Highway Superintendent had looked at it and Mr. Henward said that the Town doesn't have to look at it because it's a private road. Mr. Barstow said that when he spoke with Glen Smith and Ed Ferrato (former building inspectors), they said he should consult with an engineering company and he did and the engineer did the sketch for the driveway. It would have required more trees being cut if we did it differently. The culvert was in place when I bought it.

Ms. Levy asked if the area this parcel is in is part of subdivided lots and Mr. Barstow showed a larger scale map to show the other sites in the development, around a cul-de-sac. Ms. Bowen asked about the elevation and Mr. Bellamy pointed it out on the drawing, 23'5".

Mr. Henward asked if there were any other questions, and if anyone wanted to go and visit the site. He said that the recommendations by the engineer and shown on her drawing should be incorporated on the site plan. It's not like we do on the Ridgeline, but anything in the steep slope needs to be engineered.

Ms. Stevens asked if the water is in a defined channel all the way down the road and Mr. Bellamy said, yes, it kind of meanders down. All the neighbors have approved of the way we're doing things, the drainage, where the culvert is placed, etc. Mr. Barstow showed a list of signatures from the neighbors in the homeowner's association. Kevin O'Rourke heads the HA for maintenance of the road.

Mr. Henward asked for any more questions, and how many members want to see the site. Ms. Bowen and Ms. Rohrlich said they would like to go. Mr. Bellamy said they don't need permission to visit, but can just go see it whenever they want to. Ms. Stevens expressed concern about water moving rapidly off the site once the driveway is finished and Mr. Bellamy said it is finished, and has been functioning well for 4 years. He further explained that there's only a drop of about a foot over a 100' stretch so you don't get much speed of water. It can pond in the spring when the frost breaks, but that's about it. Mr. Henward mentioned the curtain drain around the house - where is it going to drain? It has to be away from the leech field. He suggested having the engineer go out and put her recommendations on the map. Whatever she wants you to do has to be on the maps we sign.

Mr. Henward asked for a motion for a conditional approval. Mr. Freiman made a motion to approve this site plan subject to engineering specifications being incorporated onto the final site plan maps. Ms. Rohrlich seconded the motion. The vote was all ayes.

Once the engineer's specifications have been added to the map, they can be stamped and signed.

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3. John Colquhoun 914-217-8805 Tax ID 126.-2-20.112 or 126.-2-20.120 Mitchell St. informational meeting

Mr. Colquhoun showed the Board a site map. He described that right now there's a road that comes up to a previously-cleared site that's on the upper lot, Parcel 2. There are no real other sites to build on Parcel 1 that can be easily accessed. There is an old logging road. One of the old roads couldn't be approved as it's very steep. There are a number of old roads in there. What he'd like to do is a lot-line adjustment to put the building site on the lower parcel, proposing a shared driveway to access both parcels.

Lots of discussion about possible roads to access the lots. Mr. Henward described the NYS driveway requirements for turnouts, etc., and told Mr. Colquhoun that the Hillsdale Fire Department can look at it and tell him if it will work. Mr. Colquhoun said that there are not any sharp curves. Mr. Carmen Barbato said that he put that driveway in. Mr. Henward said that Mr. Colquhoun can walk up there and sketch something out for a shared driveway and that he should get an estimate of the cost of the road before doing anything else, and then bring the engineer's sketch to us.

Mr. Colquhoun asked that because it's in the Ridgeline, is there a restriction about trees? If the road needs to be widened, what's the impact with the trees? Mr. Henward said that we don't say no building in the Ridgeline but the main thing is the safety requirements of the driveway, and then trying to choose an alignment that minimizes the impact of both excavating in steep terrain and also taking trees. We allow a minimum amount of clearing for views, which aids in creating screening. Mr. Colquhoun then asked if the house needs to be built into the terrain so it can't be seen. There's not a lot across the valley, just one house across Herrington. Is it that it literally can't be seen? Mr. Henward said it doesn't have to be invisible but screened and the visual impact mitigated by non-reflective glass, neutral colors, etc. Mr. Colquhoun said that they're looking at log, timber hybrid, in natural colors. Discussion about cleared areas on the parcels.

4. Frank Cordasco/Edward Miller site plan review Tory Hill Rd. Tax ID 135.00-02-54 Mark Roundtree, architect representing

Received: letter of authorization for Mr. Roundtree; map of the development which contains Mr. Cordasco's property; detailed map of lot 33, with proposed house site and cleared area

Mr. Roundtree submitted map and site plan, describing that the view is to the West, looking at the Catskills. The bird sanctuary is there and no houses are in the view. He said they've spoken to Dan Russell and he's mentioned things about heights, material choices, non-reflective glass, etc. It's 13.67 acres. He showed that on the map of the whole Tory Hill development, this parcel is the second to the top site. It was 25 years ago that this subdivision was approved so no one is sure it was perced because it was so long ago. Mr. Roundtree then asked if trees are less than 2" they can be cleared and was told, yes. It's about a 25X25' cleared rectangle right now, surrounding the building site. It will be slab on grade on the shale, no basement.

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Mr. Henward described that we have a two-phase permit - first for the excavation and site prep, second for the actual building. Mr. Roundtree said that the elevation is 1350' and asked what the process is for a balloon test. Mr. Henward described the balloon being the height of the house and we go around on public roads to see if the balloon is visible. The top of the house can be up to 40' below the top of the ridge.

Mr. Henward said that he will get in touch with attorney Frank Roche and arrange for a balloon test.

This application will be continued next month.

Mr. Henward suspended the Planning Board meeting and opened an Executive Session regarding pending legislation at 9:30PM.

Mr. Henward resumed the Planning Board meeting at 10:27PM.

Mr. Henward asked for a motion regarding the Town Board considering the Ridgeline amendment. Ms. Levy made the motion as follows: Resolved that the Planning Board requests consideration of the amendment to the Ridgeline Law which clarifies the intent of the original law, this amendment having originally been submitted to the Town Board in April 2013, and that the Town Board hold a public hearing on the matter at the next meeting which is October 21. We recommend passing the amendment in order to give the Planning Board the power to enforce the Ridgeline regulations. The motion was seconded by Mr. Henward. The vote was all ayes.

Further Resolved: Mr. Freiman made a motion that Mr. Henward will call Frank Roche to explain the fact that the Planning Board thought the Ridgeline amendment was in effect and gave that incorrect information in good faith to Dan Russell. Mr. Henward found out today at 3PM that the Town Board had not considered this amendment which the Planning Board had submitted to them in April 2013. The motion was seconded by Ms. Rohrllich. The vote was all ayes.

Mr. Barbato asked what were the plans from Yates that were approved. Are they the same ones that are on site? Discussion on the timing of the second set of plans, the ones the Building Inspector okayed. Further discussion about the tree near the house, that it's dangerous where it is.

Mr. Henward asked for a motion to adjourn. Mr. Freiman made the motion and Mr. Henward seconded. The vote was all ayes and Mr. Henward adjourned the meeting at 10:55PM.

The next Planning Board meeting will be on November 10, 2014.