



**Hillsdale Planning Board Minutes
December 8, 2014**

Present: Hank Henward, Chairman; Deborah Bowen; Mark Barbato; Bud Gardner; Vivian deGeorges, Secretary

Excused: Richard Freiman; Ellen Levy; Patti Rohrlich

Also Present: Jeff Paige

Mr. Henward opened the meeting at 7:33 PM

- 1. Bill Stratton representing Chris and Deb Jones, owners, application for building an extension on their home in the Tory Hill subdivision Tax ID 145.-1-77 Kate Johns, architect**

Mr. Stratton told the Board that a balloon test was done and Mr. Henward added that it was a windy, rainy day so the balloons didn't stay aloft in the position they were supposed to be in, but that the existing house can be seen from Yonderview Road, so we can assume that the area to the right will also be able to be seen. What we're concerned about is light, particularly from the conservatory if it has a glass roof. We're also concerned about the balconies that are painted white and we're suggesting that perhaps the balconies and the trim maybe can be painted an earth tone instead of the white. The existing ridgeline law doesn't deal that specifically with existing houses and extensions, but an extension over 500' requires a site inspection and review.

Mr. Stratton said that he spoke about the glass roof with the owners, and they've decided to install an elaborate shade system on the roof. Ms. Johns has put downward-facing light in this area. Ms. Johns added that the proposed conservatory is only 12'X14' and is for a dining area and will have one hanging chandelier over the table. She then showed a photograph of the blinds that can work here, electrically controlled, and that the Jones' have agreed to put them in to use at night, but open them during the day to allow the sunlight in. She showed more pictures of houses with the shades vs ones without the shades, to show how the light is dimmed and also a photo of the chandelier they're buying which has downward-facing light bulbs. On the plans of the existing house, she showed that the conservatory addition is lower than the rest of the house. We're leaving all the trees, she said, and there are huge trees around this addition.

There was further discussion about the existing trim color. The partitions for the conservatory glass will be bronze or copper which will turn green.

Mr. Henward asked for a motion to approve this site plan. Mr. Gardner made the motion to approve on condition that the shades will be installed to dim the lights at night. Mr. Barbato seconded the motion.

The vote was all ayes.



**Hillsdale Planning Board Minutes
December 8, 2014 continued**

Mr. Henward asked for a motion to adjourn the meeting. Mr. Gardner made the motion and Mr. Barbato seconded it. Mr. Henward adjourned the meeting at 8:45 PM.

The next Planning Board meeting is scheduled for January 12.