



**Hillsdale Planning Board Minutes
April 13, 2015**

Present: Richard Freiman; Ellen Levy; Patti Rohrlich; Deborah Bowen; Bud Gardner; Vivian deGeorges, Secretary; Hank Henward, Chairman; Mark Barbato
Also Present: Jeff Paige; Gretchen Stevens; Ruth Dufault

Mr. Henward opened the meeting at 7:33 PM

Frank Pinto property Recently purchased by Sporky LLC. Site and building plan review at 350 Torey Hill Farm Road - Terry Porter and Jamie Purinton representing Tax ID 135.-2-52

Mr. Porter handed out revised maps. The addition hasn't changed a lot since our last meeting. It's set back about 60' and is about 3' lower than the original building. He showed the original building in lighter gray lines and the addition in bolder black lines. Mr. Freiman asked if the gardens were there, and Mr. Porter said yes, the gardens are already there. I made a center window of the addition somewhat smaller. The colors are gray, stone-colored.

He also showed photos of the site, from different viewpoints including from the front of the new addition looking down the valley, showing all the trees that have grown in the riprap put in earlier.

Mr. Henward said to Ms. Stevens that there is a lot more glass in the extension than in the original house. The board discussed at length the two very large, story-and-a-half windows which are each 10' wide and 17-18' high, and will be very visible at night when lights are on in the new addition. Ms. Levy asked if we asked for non-reflective glass and Mr. Porter said yes, he'll be asking to use that. There was discussion about the stone wall and that the garage may be built using that stone as well. Mr. Henward then asked if there were any further questions, which promoted some discussion as to the types of rooms inside the addition. Ms. Levy then asked if we can have a recommendation from the CAC as to what type of trees will be best to grow there. Mr. Porter showed which trees on the drawings are already there and which will be newly planted. Ms. Purinton described what types of trees will grow there, such as hornbeam, cherry and others, which will grow to be about the height of the house. This is also about 10' from the house and you can't have trees whose branches will overhang the house.

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Mr. Henward asked the CAC if they have any comments. Ms. Stevens said that even if the glass is non-reflective, the lights from inside will be considerable. More discussion about lights inside and when they'll be used, mostly in the summer. The client is looking for a modern look, and they'll be steel casement windows, with individual panes, but floor to ceiling.

Mr. Henward said that the more glass, the more screening should be used. Then he asked Mr. Porter what's being done with the septic. He said we're replacing the tank with a larger one. Pat Prendergast told me that the new tank will be longer, but not wider, and the leach field will be increased by 2' to 9'. Mr. Henward asked if it's been approved by the County and Mr. Porter said not yet. Specifics of trees, planting plan details and any outdoor lighting are needed, as well as DOH letter for the septic.

Deborah McDowell and Marc Schafler 15 Oxbow Lane lot line adjustment 413-429-7658
Tax ID 146.-2-12

Received: \$165 lot line adjustment fee; application

Mr. Henward asked for a motion to make conditional approval:

Mr. Freiman made a motion for conditional approval of this lot line adjustment pending an updated survey from the buyer's surveyor. Mr. Gardner seconded. The vote was all ayes.

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

Mr. Warren showed a piece of stained cedar to show the new color. They've spoken to Margaret Roach to help make a planting plan and introduce them to the landscaping people who can put her plan in place. Their intention is to use native plantings. Mr. Chi suggested rhododendron and perhaps magnolia as well as an evergreen as screening in front of the house. There was then discussion about the color of the house, the ochre.

Mr. Henward said that we want to see the site restored, restoring what was disturbed during the building process, showing on the drawings where top soil might be brought in, etc., and a plan for the whole site, not just the screening, making sure that you aren't inadvertently causing runoff which will impact your neighbors.

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Ms. Levy - the stucco part, is that only in the bottom left-hand corner? Yes, as well as the column on the other side of the house. Ms. Levy then spoke further about the color being light and that light colors jump out at a distance. Discussion about real vs. synthetic stucco, synthetic being the approved method as it doesn't crack with weather and dislodge from the surface.

Mr. Henward suggested that the applicants put Margaret Roach in contact with Ms. Stevens when she has a plan drawn up so they can discuss it.

Richard Freiman on behalf of The Edge LLC lot line adjustment conditional approval near Gilbert Rd. Tax ID 146.-2-23

The Edge LLC which owns the Hillsdale Edge Apartments. Mr. Freiman said that his attorney told him he didn't need a new survey when The Edge was buying the property, but then found out that there was no ingress/egress to the 5.14 acre parcel that they purchased. They wound up using the neighboring driveway. They needed to get an easement to the driveway which they've been using for 40 years to get to Rt. 23. The easement has been granted and now they have the legal right to use the driveway.

Now they had to do a new survey to include the driveway. When they did the new survey, they found that the other line, on the opposite side of the parcel, was also wrong and not part of their property. They had used a stone wall for the property line. So they need to buy one acre so they'll own the piece they thought they already owned.

Mr. Henward asked for a copy of the easement deed which was recorded. Mr. Freiman said he would obtain them and deliver them to the Board.

Ms. Rohrlich made a motion for conditional approval of this lot line adjustment pending receiving the deed for the one acre once it's purchased and a copy of the easement deed.

Ms. Levy seconded. Mr. Freiman abstained. The vote was all ayes.

CAC Report

There's an open CAC position as Bud Atwood stepped down this winter. It needs to be a Hillsdale resident with some relevant background. They need to send a letter with their qualifications to the Town Board. We're doing an advertisement in the Columbia Paper and the Register Star. If anyone knows anyone who might be interested, please let the CAC know.

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The CAC wants to propose that Hillsdale establish two Critical Environmental Areas (CEAs). They are designated by the Town and approved by the State. It advises landowners, businesses, potential buyers, etc., about special areas. The two being proposed are Aquifer Area and Taconic Mountains Area. Greenport designated a CEA around a reservoir. We will be presenting a proposal to the Town Board as they're the ones who have to approve it. (proposal attached)

The Aquifer area has readily available groundwater but being readily available it is also susceptible to contamination. This area wouldn't affect anything there now, but would affect any new building proposals.

The Taconic Mountains area is a significant biodiversity area designated by the State. It is a large fairly continuous forested area, which extends both north and south of Hillsdale. It's an important breeding ground as well as migratory area for many birds and other wildlife. This area will also have a significant effect as the climate warms, in helping control heating.

Discussion about the effect of trying to make these areas overlay districts with their attendant restrictions. Mr. Henward found an aquifer district described in the Comprehensive Plan but it was not enacted pending a map. We now have this map which shows the aquifer area so perhaps this can now be enacted.

Ms. Stevens asked if the PB would support these designations.

Discussion as to what benefit it would be to have these designations if there are no regulations to enforce them. Mr. Henward said there are three critical things: aquifer, wildlife and agriculture. Mr. Henward also said that the Comprehensive Plan updating is dead; nothing is being done with it.

Ms. Rohrlich suggested we vote on any support we'd like to give to these designations. There was then discussion about educating the public about these issues.

It was decided that Ms. Stevens will write up a support letter which we can then hand to the Town Board.

Mr. Henward asked for a motion to adjourn. Mr. Freiman made the motion and Mr. Gardner seconded. The vote was all ayes. Mr. Henward adjourned the meeting at 9:53PM.

The next PB meeting is May 11.