



**Hillsdale Planning Board Minutes
May 11, 2015**

Present: Richard Freiman; Ellen Levy; Deborah Bowen; Bud Gardner; Vivian deGeorges, Secretary; Hank Henward, Chairman

Excused: Mark Barbato; Patti Rohrlich

Also Present: Jeff Paige; Gretchen Stevens; Ruth Dufault

Mr. Henward opened the meeting at 7:33 PM

1. Elmer Twente Pat Prendergast representing Tax ID 117.-2-03 Lot #22 of Green River Estates, done in the 60's, this piece bought in 1981; Doug Casterlin, neighbor

Received: revised maps; description of premises; shared driveway agreement with map.

Mr. Prendergast showed the map with the improvements asked for last time, showing where the "no tree removal" area is. Mr. Casterlin said it would be good to see where the trees *could* be cut. Mr. Prendergast also showed the septic field which has been moved downslope, saying that they're going to put in a perimeter drain around it. He also pointed out the house site.

He spoke about the shared driveway, saying that it's part of Stagecoach Road Association, which is no longer in existence. The County doesn't want to take over the road. Mr. Casterlin said that the neighbors take care of the road, but not my driveway, just the common stretch of it. Mr. Casterlin had an agreement written up by Mr. Whitbeck, which he submitted. Since a non-existent association owns the road, we've put in the agreement that the neighbors will care for the road together with Mr. Twente.

Mr. Henward said he'd like Mr. Alford to look at this. He also asked if the neighbors have the right to use the right-of-way and Mr. Casterlin said it's in all their deeds. Mr. Henward asked Mr. Casterlin what they do about plowing and Mr. Casterlin said that Dave Zaccaroli plows and sends bills to each of the homeowners, and also does the grading in the spring.

Mr. Henward said that we'd like to see the building envelope drawn on the map, as well as no-cut zones up the slope. All but the building envelope should be no-cut. We also still need the DOH letter for the septic.

**Hillsdale Planning Board Minutes
May 11, 2015 continued**

Ms. Stevens - did you say this driveway already exists (pointing to map)? Mr. Prendergast said that it's good enough to drive on now, but the grade needs to be changed to 12% and widened to 12'. There was discussion about the driveway, runoff from it, whether it will change once it's in more frequent use.

Conditional approval:

***Mr. Freiman made a motion for conditional approval of this site plan review for this building lot subject to terms and conditions being: no-cut areas shown on the map; signed road maintenance agreement with Mr. Alford's signoff; DOH letter; building envelope.
Mr. Gardner seconded the motion. The vote was all ayes.***

Once the above conditions have been met, Mr. Prendergast will have the new maps and documents delivered to the Board and Mr. Henward will stamp and sign the maps.

- 2. John Colquhoun 914-217-8805 Tax ID 126.-2-20.112 and 126.-2-20.12 Mitchell St. site plan review as well as Lot Line adjustment in steep slope/ridgeline; Nick Demos, Engineer**

Will be discussed at another time.

- 3. Jeffrey and Marsha Miro/Sporky's LLC. (Former Frank Pinto site) Site and building plan review at 350 Torey Hill Farm Road - Terry Porter and Jamie Purinton representing Tax ID 135.-2-52**

Received: three copies of all the maps; DOH letter; lighting specs; photos of the site; check for \$783.55.

Mr. Porter recapped last month's discussion and explained what he's done to lessen the light being projected by the house: We talked about having less glass, additional screening and different lighting. We've lessened the amount of glass by about 20%. We did this in the area that had windows which went from floor to ceiling. We redesigned this so that the window area on that exterior wall is now reduced to a narrow band in the middle, having made the top and bottom solid.

Another thing I did was turn on every light in the house at night and then I went onto Whippoorwill Rd., from which it was very bright, blinding even, then to Mitchell St., where it was harder to see. I took my binoculars to see what was actually showing so brightly and I saw

Hillsdale Planning Board Minutes
May 11, 2015 continued

it was the outdoor lights and so I went back to the house, turned them off, and went back onto Whippoorwill and it was a whole different thing. It was a lamp here and there, softer, not lighting the whole window, just the source of the light inside. I went back to the owners and we talked about getting rid of a lot of the outdoor lights. There's a prismatic diffuser on the current lights which makes the lightbulbs look even bigger, so we need to remove all of that type of light.

Then Mr. Porter showed where, on the drawings of the house, these outdoor lights are and said that his proposal is that they get rid of many of them, and he showed the ones to remove on the map. The new lights, which will not be replacing all the current ones, will go under the ceiling by each of the three doors, rather than on the outside of the house. Each light on the map is shown with a legend describing the type of light it is.

The Mr. Porter then described what type trees needed to be identified from the last iteration of the map.

Ms. Purinton showed a photo of the hop hornbeam tree that they're going to be planting in the front, and they discussed how big it will be on planting and how large it will grow. Mr. Henward said a minimum of 15' tall needs to be planted and Ms. Purinton said it would grow about to about 45'.

Mr. Henward asked for any other questions and then asked for a motion to approve this site plan.

Mr. Freiman made a motion to approve this site plan review subject to the changes dated May 4th on the map, along with the exterior lighting changes, landscaping recommendations including the 15' minimum for the tree planted in front, and the addition of a trellis. Ms. Levy seconded the motion and the vote was all ayes.

Mr. Henward stamped and signed the maps.

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

Received: check for \$165; covenant and easement agreement. Maps had been stamped and signed at the last meeting, with the conditional approval of receiving the covenant and easement agreement.

Hillsdale Planning Board Minutes
May 11, 2015 continued

CAC Report

There was discussion about the aquifer map. Mr. Henward asked Ms. Stevens to send the map by PDF so that it can be sent to Dick Alford so he can draft something for a resolution to present 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 8:45 PM.

The next PB meeting will be June 8th.