



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

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

Excused: Mark Barbato; Richard Freiman

Also Present: Jeff Paige; Gretchen Stevens; Ruth Dufault

Mr. Henward opened the meeting at 7:30 PM

A moment of silence for Jim Clapp

A moment of silence for John Dunn

Matt White's HGS Home Store located at 2635 Rt. 23, Hillsdale, NY Tax ID 145.4-1-17 and 18

Mr. Prendergast began with describing the curbing that they intend to put in at the end of the driveway, since the sidewalk planning hasn't been completed yet. There was discussion about what the alignment for the new sidewalk project will be. Mr. Prendergast is recommending that only what needs to be changed now, in order to get the site ready for a September opening, so they don't risk having a lot of work pulled up when the whole sidewalk project takes place.

Mr. Henward said we'll have to have a public hearing next month and for Mr. Prendergast to inform all adjoining neighbors plus those across Rt. 23.

Brian Marsh - Mowery & Marsh Architects representing John Wilson, Tory Hill Rd. Site Plan review. briankeithmarsh@gmail.com 917-488-9001 Bill Stratton, contractor.

Received: maps, letter from owner giving permission for Mr. Marsh to represent

Mr. Marsh described where the house is, that it's in the RU district of the Town. A single family residence with a detached garage is what they're planning to build. The parcel has 35 acres and the slope is about 15% for 300 sq.' of the building envelope, but the rest is less. The house will be about 25' high. Mr. Marsh described setbacks as well.

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One page of the maps submitted were the zones which Hillsdale has identified, such as steep slope, flood, wetlands, ridgeline, woodlands, etc.

Ms. Levy - are there any significant trees below the site? Mr. Marsh said he wasn't sure but they'd have to walk it. A number of PB members walked the site today. Mr. Marsh then said that the main reason they are appearing before the PB is that the property is in the ridgeline, 1353'-1390'. He described that the surveyor will be marking the corners of the building site and the house may have to shift a little. The house will sit below the highest point, at 1386' for the first floor and 40' below the ridgeline, so as not to disturb it visually, and that the design suggests removing one tree in order to build the house. Discussion over the drawings of the site.

Ms. Rohrlich expressed concern about the house being near the root system of three large oaks. Mr. Marsh said that there will be fences three feet around the trees during construction to make sure the trucks don't go across it and disturb the area around the trees.

Ms. Levy - does the drawing accurately reflect the tree line? Mr. Marsh said yes.

Mr. Marsh said that the property has some steep slope so we're staying away from there. We'll have erosion controls like hay bales to be sure if there are heavy rains during construction that there won't be any runoff of loose soil. We're leaving the contours and grading the way it is as much as possible, but changing some to the side for the driveway and going into the garage.

The exterior colors will be natural wood and earth tones, grays, greens, and the roof asphalt. The exterior lighting will be minimal and down-facing. The interior light levels will also be low. The house footprint is 2600 sq.' and the garage 800 sq.'. The steepest part of the driveway is about 6%, gravel base, Item 4 surface. We have DOH approval for a 4 bedroom house septic system.

Other maps were described, including the drawings showing amount of glass, a cross-section of the site showing elevation changes, etc.

Mr. Gardner asked how many cars in the garage. Mr. Marsh said room for two cars and bikes or lawnmowers. Mr. Henward asked how long the driveway is and Mr. Marsh said that he would check.

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Mr. Henward informed him that every 500' he'll need a turnout and observed that the driveway right-of-way looks like it goes through the neighbor's parcel. Mr. Marsh said yes, it does, and we have to talk to the neighbor. Mr. Henward went on to explain that as for the height, the building site is measured by the side of the house facing the street, regardless of which side of the house it actually is. In this case it's the south elevation. Mr. Henward said that we'd like to see drawings for the design of the septic system, as well as the trees that will be removed for the leach field. Also, we need to see the path the construction trucks will be taking to get to the leach field.

Mr. Henward then said that the glass area of this design is extensive. We just had another project on that road where we had the architect reduce the amount of glass area. We would also need you to stake out the no-cut areas on the site and show them on the map. They need to be flagged. We would like to do a balloon test also. We'll be able to see this from the west so the balloons would need to go up to the height of the building and we go around to see if they can be seen from any road in Hillsdale or adjacent towns. If it's going to be visible it will probably be from West End Rd.

Discussion about design of the leach field and how much will have to be cleared for it.

Mr. Henward said that the Board will need a grading plan when construction gets near the steep slope.

Ms. Stevens said that she took a walk up there and thinks the best way to get equipment up there is by the swale up from the leach field. Mr. Marsh said that there's an old logging road in there that they may be able to use. He further said that as you look west the view is over an open field area then some young trees then a row of older ones. Those young trees are what's blocking the view west so they'll probably be cut by a landowner in the future. As it is you can only see distant views but someone will want to see the rolling hills toward the west.

Mr. Henward said that we can put restrictions on it but we don't really want to get into anything about the enforcement, tax penalties, etc. He then continued that we'll also need a planting plan to stabilize and restore what was disturbed during construction.

Ms. Stevens said that the trees that are there, since it's on shale, have very shallow roots. The CAC recommendation is that the building be pushed further from those three large oaks.

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Ms. Rohrlich suggested that perhaps there are some kinds of trees or shrubs that can be planted that won't grow past 5' or so, so that they can always see over that area and there won't be large trees in 10 or 20 years that someone will want to cut down.

Mr. Henward said that the next thing is the balloon test, the drawing changes suggested, and staking of the site before they come back for the next meeting.

Mr. Henward asked for a motion to adjourn. The motion was made by Mr. Gardner and seconded by Ms. Bowen. He adjourned the meeting at 8:42 PM.

The next PB meeting will be Monday, August 10th, with a Public Hearing starting at 7:00.