



Hillsdale Planning Board Minutes December 14, 2015

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

Excused: Patti Rohrlich; Richard Freiman;

Also Present: Jeff Paige; Gretchen Stevens; Ruth Dufault

Mr. Henward opened the meeting at 7:30PM.

Recommendations needed for the Town Board to reappoint Rich and Bud

- 1. Stephen Green, Architect, representing Mr. & Mrs. Mayer 37 Meadow Lane site plan review for new home; also present Chuck Schnell, Landscape Architect; Evan Hardcastle, Builder**

Received: topo map; drawings of home, both renovation and new construction; info sheet; letter of authorization

Mr. Green explained that this house is on 8 acres in the Ridgeline overlay district. His firm was originally hired to visit the house and make proposals for renovations but it resulted in a plan that was very expensive and very difficult to carry out while implementing all the changes that the Mayers' wanted. The firm then recommended rebuilding the entire home instead. He showed drawings of the proposed renovation and then the current proposed new construction. Mr. Hardcastle then took over and explained the topography on the drawings as well as showing the new proposed building on drawings and aerial photos with drawings superimposed on it.

The plan is to take down the old building, recycling what they can, and then create a more level area for building as well as rotating the house so the main side of the house is to the south. It will also be less square footage than the original house.

The new building will be a net zero house - photovoltaic cells which will sell energy to the grid during high solar times, and during unfavorable times, it will take energy from the grid, netting to zero. Rotating the house towards the south allows more windows on the south to get more solar energy, and making the house more compact which will require less energy. It will also be super insulated to save heat. The roof is mostly flat so will also allow more pv cells.

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Mr. Schnell then described some of the planting plans. He said that they will be adding vegetation to soften the edge of the meadow towards the trees. Right now it is defined by straight edges, not natural curves. They will also segment the house with more vegetation spaced across the front of the house to make the house more camouflaged in its setting, breaking up the visual impact of the front of the house.

Mr. Green described changes they've made to avoid the steepest sections of the site. Changing the orientation of the house reduces the amount of disturbance hence erosion problems, as well as moderating the sloping of the driveway. There will also be a minimum amount of nighttime lighting, well shielded and protective of the nighttime sky.

Ms. Levy - what is the actual height of the view side? Mr. Green said it's about 21' to the eave and 35' from the lowest point of grade to the highest point of the roof. The reflectivity is 13% and the glass is minimal, broken up and not a long stretch of glass. Ms. Bowen - talking about planting around the meadow, you're talking about below the house, right? Mr. Schnell said that it will happen on the meadow below as well as above the house because there's a very well-defined edge to the meadow but it's not a natural edge so we'll make it look more varied. It will also help vary the species of fauna that visit the area. The owners also want privacy so there will be plantings on the up slope and privacy around the pond, so more plantings will be put in there. There will be more vegetation on the entire site. There's one pine tree that will need to be removed in order to get the amount of solar needed on the south side. We'll be presenting a planting plan.

Mr. Green explained that they're here to make sure they have answered as much as possible of the ridgeline regulations and make sure in the early design phase that they're headed in the right direction. They'll be doing more precision driveway and planting drawings. Ms. Bowen asked about the roof color and reflectivity and Mr. Green said that the majority of the roof will be pv cells so they are intended to absorb and not reflect light.

Ms. Levy - I'm delighted with what you're doing.

Ms. Stevens said that Mr. Green has addressed most of the issues the CAC brought up during their site visit. Mr. Hardcastle said the single pine with three trunks is the only one I can see which will interfere with the solar. Once we get an energy model by a professional we'll know exactly what will happen and what we'll need to do, whether it's planting or trimming.

Mr. Henward - I think the area exposed to the down slope, the verticality, is greater than the existing house, both for general visibility and reflectivity. There will have to be major plantings to segment the house. Also, there are a lot of mature trees there behind the house and we'd like to see as much of those wooded areas retained. Maybe a little bit of thinning will be necessary, but we'll wait to see what you have to say later on. Also cutting and filling for the driveway will result in trees being removed. Discussion about large pines upslope of the house.

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Mr. Henward continued saying that we will want to see some of the materials, roof, solar panels, siding colors, etc.. Ms. Levy asked what kind of material they are planning for the exterior. Mr. Green answered that they don't know yet, probably painted clapboard, native pine which is painted and has a rustic look. Mr. Green continued, asking the Board if they can give them an overview of what they can expect, and can they expedite the progress in any way? He also asked, what do we tell the Mayers with whom we've been working for over a year? Mr. Henward answered that Mr. Green can tell the Mayers that our main concerns are tree removal and driveway placement. Tell them that we'd like to see what you're removing and what you're planting, on a planting plan. We will also look at materials, down lighting, non-reflectivity. You seem to have taken all this into consideration. From our prospective, you look like you're going in the right direction. You have to be careful of runoff as well. You will also need a letter from the DOH for a new septic system.

2. Stewart's Shop planning a 12' extension to their building Tax Parcel #146.3-1-11.2 and is located at 9248 Rt. 22 Chris Potter, project coordinator

Received: app/drawings

Mr. Potter described the proposed extension and that they will replace the mansard roof with a bronze metal one and that the cover over the pumps will change. They will also upgrade the lighting and add one additional LED fixture. They will be replacing the septic tank and the pump station as well and the blacktop will be expanded about 800 sq'. The new lights will be lower foot-candle cool-white lights.

Ms. Levy asked if the existing usage will just be expanded or will there be new functionality. Mr. Potter said that it will be expanded and updated retaining the original usage, redoing the entire bathroom, cooler, freezer, and renovating the complete inside.

Mr. Henward asked that if they're using bronze on the mansard roof, why they aren't using bronze over the pumps. Why are you going to white? Mr. Potter said that it's just our usual color, that this and maybe one other Stewart's are the way this one is now, so they're simply making this one look like all the rest of the shops. There will be no signage changes.

Mr. Barbato - do you know how much fill you'll be using? Mr. Potter said that they don't know yet. He added that they will stay open during the renovations. Ms. Bowen asked if there is another Stewart's nearby that has the bronze. Mr. Potter said the one on Rt. 23 and Rt. 66 has the bronze. Mr. Henward asked if the white is shiny and Mr. Potter said yes, it's a gloss white. Ms. Bowen then asked when this would be done and Mr. Potter said in the spring.

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Mr. Henward said there would be a public hearing on this at the next meeting in January.

3. Luke Dawson - informational meeting re: subdivision on Craryville Rd. Dan Russell representing.

Dan Russell described the map and parcels and explained that in 2003, 3 parcels were merged totaling 34.5 acres. Now Mr. and Mrs. Dawson want to divide this into 12 acre and 22.5 acre parcels, reinstating the line that was deleted in 2003. They want to create a buildable lot to sell. He also said that the 12 acre lot is very steep so I don't know if you can get a driveway up there. Mr. Henward asked what the grade is and Mr. Russell said that it was 20%. The only place you can reach right now is down near the road. You'd need an engineered driveway to get up to a higher site. Discussion about how to get a driveway in, different ways to get in there from other curb cuts.

Mr. Henward suggested that they get a better idea of what the grades are, and then they'd need a perc test. He asked the CAC if they had any comments on this item and they said no.

Mr. Henward asked for a motion to adjourn. Ms. Levy made the motion, Mr. Henward seconded it, and the vote was all ayes. Mr. Henward adjourned the meeting at 9:05PM.

*The next PB meeting will be Monday January 11 starting at 7:00 for the
Stewart's Public Hearing.*