



Draft

**Town of Hillsdale
Planning Board Minutes
March 13, 2017**

Present: Chairman Hank Henward, Richard Freiman, Deborah Bowen, Patti Rohrlich, Ellen Levy and Bud Gardner.

Mark Barbato was excused.

Secretary Veronique Fabio was excused.

An audience of about 5 was present including; Gretchen Stevens from the CAC and Jeff Paige.

Hank Henward opened the meeting at 7:35.

Approval of the February 13 Minutes

Patti Rohrlich indicated that she had asked that the dates for the music festival be added to the minutes.

Hank Henward asked for a motion to approve the minutes, Deborah Bowen made the motion, Patti Rohrlich seconded, all the members agreed except for Ellen Levy who abstained because she was absent at the last meeting.

Moratorium on solar energy installations.

Hank Henward indicated that a six-month moratorium was adopted by the town last September on the installation of solar energy systems with the exception of systems for the primary purpose of onsite residential power consumption.

Today the Planning Board members have to vote on a three-month extension to the moratorium in order to put together the final touches on the law.

Patti Rohrlich asked if in case of more time needed it would be possible to have another extension. Hank Henward responded that it would probably be possible.

Patti Rohrlich made the motion for a recommendation to the town board for the 3-month extension on the solar moratorium, Deborah Bowen seconded, all members voted aye.

1) Tax Map 105.-1-63. 756 County Rte. 21, Stacey Silverman & Mathew Jones . Minor subdivision

~ Hank Henward indicated that the application for Silverman was sent to the ZBA for a special permit in order for the applicant to build within the stream corridor.

The ZBA has given a conditional approval with stipulation on the location of the building, the trees that can or cannot be cut and other vegetation disturbance allowed.

~ Land surveyor Peter Van Alstyne, presented a new map for the subdivision and went through the details. Among other things, a 50 foot setback from the creek for lawn development and mowing is delineated. Another area is marked as restricted zone where the vegetation will be left to grow wild. The map shows where the one car garage and the driveway will be located.

~ Hank Henward asked if Van Alstyne had shown the ZBA the details of the type of silt fence that was going to be used during the construction. Van Alstyne responded that he did not. He will use standard silt protection fabric and stakes.

~ Hank also had questions about the type of septic system.

Following a question by Rich Freiman, Peter Van Alstyne indicated that the well is located in an area far and higher up from the septic system.

~ Patti Rohrlich asked Gretchen Stevens (CAC), if a note on the plan in reference to the removal of log jams from the stream was in agreement with the CAC's recommendations.

~ Gretchen said that maybe the wording should be clarified to say that the log jams should only be removed from the stream if flooding threatens the structures or infrastructures.

~ Hank Henward said that he will contact the ZBA and make it clear for them of the Planning Board wording correction.

A discussion between Gretchen and the Planning board members followed, with regards to the developments restrictions on stream corridors.

~ Mr. Van Alstyne indicated that alternative options were explored; however, the one chosen is the best to accommodate everyone. He went on and said that the ZBA is here to allow, within reason, developments in restricted areas. The different boards for the town looked at the issue and the best scenario was offered for this case.

~ Gretchen feels that there is a practical alternative to this project, still within the stream corridor but where the land is higher up from the stream.

~ Van Alstyne noted that they had an engineer and a land surveyor on site and the alternative location proposed by Gretchen would require a lot of tree clearing, not the best way to protect the stream in his opinion.

~ Hank Henward stated that the Planning Board has to determine if the proposal meets the subdivision requirements. He believes that it does. Hank Henward went on and reminded all that the ZBA had approved that special permit.

~ Ellen Levy questioned the precedent that this approval might create. Who will in the future enforce the restrictions on the lot in question? She was reassured that the notes on the survey will be passed on to future owners.

Hank Henward asked for a motion on this application,

Rich Freiman made the motion to approve the subdivision with the notes corrections as reviewed by the board.

Members voted all aye.

An email will be sent to ZBA and Mr. Van Alstyne will update the note on the plans.

1) Tax Map 126.-2-20. Mitchell Street, Colquhoun. House Site plan review

Mr. and Mrs. Colquhoun were present, they showed the board the planned design for the house. It will be under 3000square feet with a walk out basement. A combination of log timber and wood composite finish with the color mix in so no painting will be necessary. For the roof, green asphalt shingles are planned. While there will be a view from the house it will be set back from the ridge and not visible. An overhang in the back will cut out the reflection of the sun on the windows. Foliage from the existing trees will also cut down on reflection.

~ Ellen Levy express concerns with the proposed color for the outside. Based on the board past experience she finds the color of the finish a little too light.

The Colquhouns will come back in April and present samples for the roofing and the siding materials for the outside finish.

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The meeting was adjourned at 8:30

Next regular meeting April 10, 2017

Respectfully submitted

Veronique Fabio