



Town of Hillsdale
Planning Board Minutes
April 10, 2017

Present: Chairman Hank Henward, Deborah Bowen, Mark Barbato and Bud Gardner.

Patti Rohrlich, Ellen Levy and Rich Freiman were excused.

Secretary Veronique Fabio was present to record the minutes.

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

Hank Henward opened the meeting at 7:30.

Hank Henward asked that the subdivision maps for Colquhoun be released to Pat Prendergast only when Clark Engineering is paid.

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

Mr. and Mrs. Colquhoun were present, as well as Pat Prendergast.

Hank Henward noted that the approved subdivision maps will be stamped by the Planning Board and released when Clark engineering bills are all paid.

Pat Prendergast handed out 5 sets of plans for the driveway and new house. Hank indicated that they will be stamped but do not need to be recorded.

Mr. Colquhoun presented pictures of the color for the asphalt shingles (Hunter Green) and the outside finish. Local stone will be used on the lower part of the

outside walls. All finishes will be neutral in colors. Exterior and pathway lighting will be low energy and down facing. Windows will have 10% reflectivity glass.

The total height of the house will be 32'. The house will be tucked in and the site was cleared years ago.

Hank and Bud Gardner indicated that they visited the building site.

Deborah Bowen looked at the pictures presented and noted that the colors seemed lighter than they should be in order not to stand out.

Hank Henward asked if there was a plan to take down trees. Colquhoun responded that there is nothing to take down just some brush, no trees will be cut.

Hank Henward said that a balloon test will have to be done.

The board members like the darker color and would like to have a samples of the siding and the roofing shingle.

Pat Prendergast asked that the site plans be stamped as soon as the bills for Clark Engineering is paid.

2) Site Plan Review for the Unrath property 126.-2-20.111 that will be conveyed to Nicolas Bru and Michael O'Brian

Pat Prendergast presented the future owners of the Unrath land, the new site map and a new driveway design

Hank Henward asked if the potential buyer were aware of the easement and the road maintenance agreement affecting the property due to the new driveway design on the Colquhoun property. Hank Henward clarified that the Bru & O'Brian driveway project cannot go ahead until the Colquhoun driveway is completed.

Pat Prendergast noted that the driveway will be approximately 150' at 10% grade and the plan is for a 23'x 104' one story house, A frame roof line, without a basement and dark charcoal color for the outside finish.

The board asked for samples of the siding, and roofing. It was indicated to the applicant that windows with low reflectivity glass should be used.

Hank noted that the land was cleared already when the Unrath were planning to build a cottage up there.

Hank Henward asked James and Lisa Smith who own the property below the one in question what potential water problem will be created with the construction of this new driveway.

Pat Prendergast responded that with the new Colquhoun driveway water will be re-directed towards the ravine and there should be no issues with water run off.

James Smith indicated that good and regular maintenance of the road will prevent wash outs towards their property.

Bru and O'Brian noted that their lawyer is looking at the details of the road maintenance agreement and the easement.

3) Lot line adjustment Tax Map 145.4-1-45 to be merged with 145.-1-44

50 & 54 Cold Water Street, Cohen. Represented by Dan Russell.

Dan Russell explained that the boundary lines on the two lots will be adjusted to make one rectangle shaped lot. He pointed out the location of the sewer lines on the 2 lots.

Mark Barbato asked questions about the sewer easements.

Hank Henward asked for a motion on this application, Bud Gardner made the motion to approve the lot line adjustment, Mark Barbato seconded. Members voted all aye.

4) Review of new Solar Law

A discussion followed regarding the town's attempt to regularized solar farms. Details of the law being worked on cover prohibition to install solar panels on the ridge line, steep slopes and good quality agricultural land. Appropriate screening around the areas used will be required as well as a bond from either the landowner or the electricity supplier for the removal and or restoration of the land if needed.

Mark Barbato questioned the idea of screening solar farms. He commented that someone somewhere will be able to see the panels.

For residential solar installations a standard NYS permit will be necessary.

Hank Henward asked for a motion to authorize the Planning Board to write a letter in support of the Town Board to approve the law on solar farms.

Barbara Bowen made the motion, Mark Barbato seconded, all members present voted aye.

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Andrew Didio from Taconic Engineering asked for an informal consultation with the board for a project for Little Deer Development Corp. He presented a site plan for a subdivision and driveway off of School House Road that will be located below the ridge line. There was a question about the existence of a single family residence on the lot now.

Andrew Didio said that Dan Russell is working on the minor subdivision.

A County Health Department letter dated June 2016 stated the suitability of the soils for sewage treatment as it is proposed to develop the parcels for residential housing.

Mark Barbato remarked that the land is quite steep in that area.

Part of the project is to regrade the existing driveway to a 10% slope. The driveway will be 20' wide with 4 truck turnouts. All the existing drainage is in good shape.

The proposed lots will be respectively 14.13 acres for #1, 20.45 acres for #2 and 101 acres for lot #3.

A letter allowing Andrew to represent the owners should complete the application.

A maintenance agreement for the driveway will be put together.

Andrew Didio noted that limits of clearing can be defined for minimum disturbance as part of the subdivision plan. The houses sites and driveway location

will be staked out so Planning Board can visit the location. An EAF short form will be presented as well for the next meeting.

On a motion by Bud Gardner, seconded by Mark Barbato and agreed upon by all the members, the meeting was adjourned at 8:50

Next regular meeting May 8, 2017

Respectfully submitted

Veronique Fabio