

## Planning Board Minutes 3/14/22

Members Present:: Barbara Olsen Pascale, Chairperson, John Avenia, Mark Barbqato, Richard Freiman, Brandon Lentine. Patti Rohrlich convened via Zoom, and Bud Gardner was absent.

Elizabeth Sheer, Planning Board Secretary, recorded the minutes

The meeting was held both live and over Zoom

Others attending: Debra Adamsons Merrill, Mr and Mrs Truman, Eva Thaddeus, Jonathan and Heather Schindler, Andy Didio, Chuck Johnson, Joanna Virello, Norah Hayes , Gretchen Stevens, and other members of the public.

Acceptance of the minutes of 2/14/22 were moved by Brandon, seconded by Patti

**Aye: 5 No: 0**

**Decision: motion carried to accept the February minutes**

The meeting opened at 7:33

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### Minor Subdivision

**Property: Hillsdale Neighbors Road**

**Applicant : Debra Adamsons Merrill**

It has been determined that this is a subdivision, not a lot line adjustment as we originally thought. The key point bearing on this minor subdivision is that lot 3 is being merged into common lands and a new lot is being subdivided out.

The Board needs to determine whether the subdivision is viable.

Debra mentioned that the driveway is already there, before the hill.

Barbara asked whether the Board could approve a 1.9 acre lot.

This is a legal lot, Mark noted. Zoning can give a variance for a smaller lot, and after consultation with Matt Cabral, the town attorney, this fits the definition of a flexible line subdivision. With a flexible line subdivision there is no restriction on size.

Eva Thaddeus, chair of the Hillsdale Neighbors Association said that the Association has already voted unanimously twice to approve this subdivision.

Richard noted that the applicant is simply swapping out one lot for another, rather than send the applicant to the Zoning Board to get a variance for an undersized lot, when every other lot in the Association is the same size.

Barbara said that the Board needs to do a public hearing at its next meeting, to approve this site as a flexible line subdivision. We accept the application as complete.

**Decision: The Board will hold a public hearing at its next meeting to approve the site as a flexible line subdivision.**

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**Lot Line Adjustment**

**Property: Route 71**

**Applicant: Five Birches represented by Chuck Johnson and Dan Russell**

As part of this major subdivision, a large parcel of approximately 62 acres (here referred to as parcel B) will be merged with two existing parcels of open land (referred to as parcels C1 and C2 ). The front section of the property (Parcel A, 59 acres) will be owned by 5 Birches, and parcel B will be owned by YRG. The lot line adjustment will effectively transfer Parcel B to YRG.

Parcel B is intended to be a 480A logging lot, which will be joining with 447 acres of open space, and it will continue to be maintained as open space.

John asked to be reminded of access, and was told there is a 25' right of way.

Chuck Jackson noted that Pat Pendergast is looking at the property, which will be perced in a month or so, at which point these applicants will return regarding the major subdivision.

Richard made a motion to accept the lot line adjustment, which was seconded by Brandon.

**Aye: 5 No: 0**

**Decision: The lot line adjustment is approved**

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**Lot Line Adjustment**

**Property: 276 Oxbow Road**

**Applicant: Jonathan and Heather Schindler**

The neighbor of the applicants, because of a deal that they worked out having to do with access, gave the applicants 1.9 acres of her property. Therefore, they are adjusting the boundary between the properties. It will not be built upon; it is wooded.

Most of the property is in Massachusetts, but this bit is in Hillsdale. The access is from Massachusetts into New York. No new parcels are being created. This is purely an adjustment of the boundary line.

Richard made a motion to accept the lot line adjustment, which was seconded by Patti

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**Aye: 5 No: 0**

**Decision: The lot line adjustment is approved.**

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**Site Plan Review**

**Property: 45 La Branche Road**

**Applicant: James Adams represented by Andy Didio**

This property is in the Ridgeline bubble, which is why the applicant is coming before the board. There will be a separate garage structure, a pool house, and the pool will be moved. The pool house will be in Austerlitz, but the pool will be in Hillsdale.

The proposed guest house will have a master suite and a guest suite above the garage. A connecting corridor will be made to the house, which is further up the hill.

There have been several iterations of creating a drive that will get cars to the garage, with an acceptable turning radius. Ultimately the driveway has been moved up. The existing drive will be kept as an unload zone, with a lower court area. Stairs will go up to the pool house area. There is a culvert under the road. There will also be an orangerie/greenhouse.

Septic has been approved by the county.

Bathrooms in the guest house and the pool house will be tied together.

There will be some tree removal, mostly saplings and ash. Larger maples will be avoided, and as much screen as possible will be left.

Mark inquired about the length of the driveway.

Andy said that it is about 200 feet long. The embankment will be knocked down to improve drainage to a swale. This should improve current issues with run-off.

Taconic will adjust the contours and delineate where the ridgeline is.

**Decision: Andy didio will provide updated maps and site visits will be made by all Board members between now and the next Board meeting.**

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Richard made a motion to adjourn, which was seconded by John

The meeting adjourned at 9:42