



Planning Board Minutes 4/11/22

Members Present:: Barbara Olsen Pascale, Chairperson, John Avenia, Brandon Lentine and Patti Rohrlch

Absent: Mark Barbato, Richard Freiman and Bud Gardner
Elizabeth Sheer, Planning Board Secretary, recorded the minutes

Others attending: Debra Adamsons Merrill, Tanya Merrill Andy Didio, Pat Prendergast, Steve Bluestone, Dan Russell, Michael Chen, Andy Aubin, Marc Goodman and other members of the public , Gretchen Stevens, and other members of the public.

PUBLIC HEARING

To hear the application for a minor subdivision by Debra Adamsons Merrill. The public hearing convened at 7:37.

There being no comments, the public hearing closed at 7:38

Acceptance of the minutes of 3/14/22 were moved by John, seconded by Brandon

Aye: 3 No: 0

Decision: motion carried to accept the March minutes

The meeting opened at 7:40

Minor Subdivision

Property: Hillsdale Neighbors Road

Applicant : Debra Adamsons Merrill

Barbara went through the SEQRA. All answers were negative. She moved to issue a negative declaration, which was motioned by Patti, and seconded by Brandon

Aye: 3 No: 0

Decision: A negative declaration was issued; Debra Adamsons Merrill's subdivision was approved, and stamped.

4/11/22

Site Plan Review**Property: 45 La Branche Road****Applicant: James Adams, represented by Taconic Engineering**

Andy Didio of Taconic Engineering showed plans, which were shared with the Board. He said that the tree line would not be interrupted. The updated plan, he said, had updated contours including the relocation of the shed.

The guest house is higher than the existing house because of the elevation of the land. The height of the addition is 28'. With the added elevation it is 31'. There is no official lighting plan as yet; however the external lighting will include gooseneck, downward facing sconces.

The exterior will be cedar shake allowed to weather naturally.

The project has gotten a zoning variance.

Brandon asked whether the orangerie is closer to the road. Andy responded that it is, in fact, further from the road. The original part of the house is from the 18th Century,

Barbara asked whether the siding will be painted to match.

Andy said yes, and that he did not know the LRB of the current or future siding.

Barbara said that if the color and sheen of the existing house are matched, that should be fine,

Andy added that he will add a note on a new set of plans to indicate exterior of cedar shakes allowed to weather or paint consistent with the color and sheen of the existing house, dark sky compliant lighting, and a non-reflective roof.

A motion was made by John to approve the site plan, seconded by Brandon.

Aye: 4 No: 0**Decision: The site plan is approved**

Site Plan Informational Review**Property: Schmeichel Road****Applicant: Michael Chen architect and perspective owner. Andy Aubin of Crawford Engineering also attended**

At the present time, somebody else owns the property. It's an empty lot, a small piece of which is in Austerlitz. 3 parcels are being sold together.

Andy Aubin explained that the project is within the ridgeline, but there are not a lot of public ways to see anything.

The driveway is mostly already cut in.

There is very minimal tree cutting anticipated. There may be a bit of clearing to make the driveway comply with fire code, and some grading to get the grade down to 12%.

Based on Crawford Engineering's assessment, it does not seem that the building envelope is in a position to be visible from a public way. However, to assure that

the Board feels comfortable with their assessment, they want to do what needs to be done, including site visits, balloon tests.

Barbara said that since the house site looks to be at the top of the property, which would be at about 1400’.

Michael said that that the house would be sited above the tree line – it is very scrubby, in an open space with sparse trees and very rocky.

Patti asked how high up they were planning to build, and Michael said that there is a flat area below the very top that would be a good site for a house.

Barbara said that site visits and a balloon test would be required to tell definitively that the building site can’t be seen.

Andy explained that it will be a one story house with a roof line at 20’, maximum.

Brandon suggested a balloon on each side and one in the center so the vantage point won’t be blocked from anywhere.

John added that there can only be 20,000 square feet cleared in the ridgeline.

Andy replied that they are under that because the envelope included the driveway and the septic.

Barbara said that the other big issue is the driveway

Andy said that there are currently areas where it is at a 15% grade, but it will be 12%. What we are showing are areas which will be cut down. The driveway meanders,

Joh asked whether the applicant planned to build another house in future.

Michael said that he has no current plans for that

Decision: Site visits and a balloon test will be conducted.

Site Plan Review

Property: Route 23

Applicant: Daniel Levy represented Pat Prendergast with Steve Bluestone standing in for Mr. Levy.

Barbara said that the Board is revisiting this application. So far, there is no supplication for a special use permit, which needs to be issued for a multi-use building.

Pat Prendergast updated the board on the current plans for the project. There will be one building, 46’ x 60’, 3 stories with 7 apartments and one or two retail spaces.

An access road was designed with a gentle curve, The curb cut was approved by the Department of Transportation, with a granite curb. The sidewalk in front will be redone as well.

There are some drainage ditches, his company would put in a headwall and pipe the water to a basin with an open swale down to the one that crosses the road.

There will also be pole lamps with LED fixtures, dark sky compliant and could be put on timers, dimmers, or motion detectors.

A paved driveway leads to a paved parking lot with 16 spaces. This should be enough, with the retail which would be open when people are at work and not suing parking spaces. Hillsdale’s code has a descriptive code for parking to

balance the aesthetics with the amount of parking. And parking is behind the building.

The building is 40' from the center line of the road. The building will not be higher than 35'.

Barbara asked whether the building would be sprinklered.

Pat said that it would, because the building inspector would insist on it. There would be water tanks for sprinklers, which would be underground.

Barbara said that there is a lot of sub-surface water on that lot. She wondered if there were assurances that the headwall would head that off.

Brandon asked whether a boring test would be appropriate.

Pat replied that his firm would do soil borings for the footings of the buildings. If extra drainage was needed it would be dealt with at that time.

There is a culvert that goes under Route 23. Where does the water that is coming off the hill go?

Steve answered that it goes into the Town's storm water system..

Pat said that the state has a catch basin there and that is pumped into a creek. He said that he has already met with the Department of Transportation and they will require a plan for the drainage.

He said that the soil is heavy clay and is fairly impervious.

Patti asked what is happening with the rest of the landscape.

Barbara asked whether Dan had explored the well issue.

Pat replied that Eastern States Well and Pump Services will put in a well somewhere up wherever they can get to.

Patti asked whether there was a landscaping plan, and Pat replied that will happen later. She also said that 16 cars takes into account the parking needs of the retail.

Can the Board suggest, Steve Bluestone asked, a number that it finds satisfactory?

Barbara replied that with 7 apartments, that is a requisite 14 spaces, and the retail space would require employees to park there, as well as customers, that would make 20 spaces.

Steve Bluestone said, on Dan's behalf, that 20 would be fine.

Pat said that a handicapped space is also required -one space out of the 20.

Barbara said that the Board would like to see two and Pat said that would be fine.

Steve said that one apartment on the ground floor would be ADA compliant.

Barbara asked whether the Department of Transportation has seen the space.

Steve said that the representative from the Department has been at the site.

A special permit still has to be granted by the Planning Board, Barbara said. And he also needs a special use permit from the Zoning Board.

Patti said the Board needs to see what the building would look like.

Steve said it would be an 1880's style Italianate building.

The decorative elements would be fiberglass that's been painted.

Barbara asked whether since this is block material, would stucco be applied over the cement.?

Steve said that it would look like masonry.

Barbara said that the details are applied, and it will be difficult to make it look historic.

Patti said that we have recommendations for historic guidelines in the hamlet and added that this is a departure for us. The concern is how it turns out.

Steve said that the board should suggest a finish, and that Dan Levy is open to whatever the Board recommends.

Brandon suggested that we get samples. Then the Board could approve a particular design and ornamental details. The Board could stipulate the finish. For the architectural details, the Board could approve samples of that as well.

Barbara said that Dan Levy would have to return with an application for a special use permit. The Board will need to have a joint public hearing with the zoning Board.

Steve said that Dan Levy is meeting with Mike Scheller to determine sewer needs, and where NYSEG's poles should be.

Decision: This discussion will be ongoing

Subdivision

Property: 67 Taconic Ridge Road

Applicant: Marc Goodman represented by Pat Prendergast and Dan Russell

Pat described the project as a 19 acre parcel. There is an existing house with an existing driveway. Most of the driveway is at a grade of 6-8%. Then, rounding a corner, it's at about 20%, windy and narrow. None of it is in the ridgeline.

Barbara asked whether the existing driveway continues all the way up, and Pat said that it did.

There is an existing foundation and an electrical panel, but no house.

Marc said that there were trees already cleared out.

Pat described what the project would entail:

Add fill at the bottom of the drive and level the top, so that there is a 16' wide turnout at 500' and make the average grade 12%.

There would be 1-1/2 acres of perc disturbance, and there would have to be a storm water permit.

For the new lots, lot #2 would be 4 acres and lot #3 would be 8 acres.

The site of the existing house would be 6.5 acres.

Septic systems have all been looked at and submitted to the health department.

Patti asked whether there would be houses on all the lots, and Pat answered that there would.

Barbara said that she had one concern, which was a very steep grade on parcel #2.

Pat said that the house would be in a flat spot, where the grade is not higher than 15%. However, this is a subdivision, and the buyer will determine where the house will be.

Barbara agreed that this is a subdivision application, and that it is not in the Board's purview to determine whether someone will want to build a house on it. Patti said that percing it needs to be done, and the driveway curb cut must be approved by the Highway department.

Barbara added that there had to be a shared driveway agreement. The fire department has to sign off on it as well.

Dan said that the rear lots code (4.9-8) will allow a deeded right of way for the rear lots. No single lot is going to own the driveway. That gets filed with the town attorney.

Barbara checked on the progress of the project. She asked whether the Board of Health was in process, which Pat said it was.

When the final plat is deemed complete, Barbara said, then the public hearing will be called.

Decision: Applicant will return in the next month.

John made a motion to adjourn, which was seconded by Patti
The meeting adjourned at 9:39