

## Planning Board Minutes 5/9/22

Members Present:: Barbara Olsen Pascale, Chairperson, John Avenia, Mark Barbato, Bud Gardner, Brandon Lentine and Patti Rohrlach

Elizabeth Sheer, Planning Board Secretary, recorded the minutes

Others attending: Pat Prendergast, Steve Bluestone, Dan Russell, Dan Levy, Marc Goodman, Glenn Goble, Bill Stratton, Wolf Knapp, Gretchen Stevens, and other members of the public.

The meeting opened at 7:04

Acceptance of the minutes of 4/11/22 were moved by Brandon, seconded by John

**Aye: 5 No: 0**

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

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### Site Plan

**Property: Schmeichel Road**

**Applicant: Michael Chen architect and perspective owner.**

If it is decided that the property is not visible, the Planning Board may choose not to review it. The balloon test was inconclusive. The architect proposes to erect an orange mesh full-sized mock-up of the building. Site visits will be conducted to be sure that the mock-up is not visible. If it is, the Planning Board will continue with its review of the site plan.

**Decision: The mock-up will be constructed and site visits will ensue.**

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### Site Plan Review

**Property: Route 23**

**Applicant: Daniel Levy and his representation, Pat Prendergast**

The drainage was checked. It cuts across the street and across the park. There is a 2500 gallon septic already in place.

Mark asked whether it is drivable.

Pat Prendergast responded that there is no plan to drive on it. As the board requested there are now 20 parking spaces planned with 2 handicapped spots.

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As far as the sewer is concerned, Mike Scheller says it's fine. There will be 35 gallons per minute: the well is 545' deep.

Barbara said that it would be necessary to conduct a long-form SEQR. There was some discussion of whether this was necessary.

Richard suggested that the applicant do a long-form SEQR and that a public hearing be set up for June.

Barbara said that after the public hearing, the Board would vote on the SEQR. She added that the Board sees this project as a benefit to the town. Despite that, there are rules that must be followed. She added that the code enforcement officer said that in cluster housing of this type (5 units per acre), 25% must be in public space. However, she added, that is open to interpretation.

John said that the concept of public space must be acceptable to the public. asked where the underground tanks for sprinklers would be.

Patti added that if there is an area that is below the zoned acreage, if there is an area that is designated as open space, it becomes acceptable.

Pat suggested that a few benches be put there to indicate that it is public.

Barbara said that there also needs to be an indication on the plans of where a loading dock and dumpsters will be for the retail space.

John asked about the underground tank for the sprinkler system . Pat said that he would show this on the plans.

Barbara said that the Board needed a letter from Mike Scheller concerning the sewer flow.

Dan said that plumbing code numbers are many times higher than actual water use. Barbara said that was fine as long as it meets Bord of Health requirements. Barbara concluded the discussion by saying that Dan Levy should get large sized elevations and landscaping plans, and that a public hearing would be held at the June 13 meeting, at 6:30.

### **Decision: Public hearing at next meeting**

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#### **Subdivision**

**Property: 67 Taconic Ridge Road**

**Applicant: Marc Goodman represented by Pat Prendergast and Dan Russell**

Pat distributed new plans with clearer markings of where the subdivisions were. He said the plan is to cut the driveway grades back to 12%. He added that Richard Briggs is fine with the new driveway and fire truck pull-off.

Barbara said that the Board has a shared driveway agreement from the Town Attorney.

Pat pointed out where there would be a septic field

Dan said that when the final plans were drawn up, there could be a note on it about the driveway easement.

Barbara said that Board of Health approval is needed; if the plans for any of the subdivisions is not approved by the Board of Health it would be stamped as a non-building lot. Otherwise, the Board is fine with things as they are.

**Decision: There will be a public hearing at the next meeting at 7 PM.**

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### **Lot Line Adjustment**

**Property: Rockledge Road**

**Applicant: Andrew Polsky and Beth Morganstern represented by Dan Russell**

This was a subdivision that is now being undone and the four lots are being merged into one.

A motion was made by Brandon to deem this application a lot line adjustment, which was seconded by Richard

Barbara asked whether there was any discussion needed about this application, but there was none.

Richard made the motion to approve the lot line adjustment; seconded by Bud.

**Aye: 5 No: 0**

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

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### **Site Plan Review**

**Property: 171 White Hill Lane**

**Applicant: Robert and Jill Bernstein represented by builder, Bill Stratton**

Mr. Stratton described the project and suggested that it would be difficult to see it from the road.

Barbara asked whether he was making an assertion that the project should be exempt from ridgeline overlay rules.

Mr. Stratton said that he was not.

Barbara suggested that there might be a potential problem with the windows facing west; that they should have a non-reflective coating.

Gretchen added that there would be a lot of internal light that might be visible at night.

Brandon inquired about the height of the house.

Bill replied that it was 28'.

Barbara said that the Board needed a better contour map and also needed to be sure that the trees would not be disturbed. She asked whether the septic was being expanded and was assured that it was.

She instructed that the Board would need to see plans for that as well.

John suggested that the lighting would be important, and Barbara said that the Board would check on the reflectivity standard

**Decision: Site plan visits will be made.**

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**Site Plan Review**

**Property: 620 Whippoorwill**

**Applicant: Wolf Knapp represented by Dan Russell**

Dan said that he has not yet discussed this matter with the code enforcement officer, that the applicant wants to get an informal review as due diligence prior to a sale.

He said that the height of the house would be 18'. It would be charcoal with black trim.

Barbara said that the building would be on a knoll and that the applicant needs to maintain a 40' crest line. So the trees would have to be at least 60', and the lot is dropping away from the knoll in all directions.

Dan said that the highway department is writing up a permit saying that the knoll has to be cut back, and also said that the driveway is 250'.

Mark asked whether the applicant could see the house below this house site.

Wolf replied that they could not.

Wolf said that the plan was to have a small house for the time being. It would be a pre-fab house and they would not be cutting down trees.

Patti suggested that if it was deemed to be too high, the house could be moved down from the highest point

Wolf said that they were looking for reasonable assurance that it would be clear.

**Decision: Site visits will be planned.**

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**Site Plan Review**

**Property: 83 Whites Hill Road**

**Applicant: Barri Belnap represented by Glenn Goble**

Glen Goble discussed the site. He said that White Hill Road is accessible from Alford, Mass. He said the property is barely in the ridgeline; that the elevation is 1100' at the front of the house.

The existing house, he said, is small. The applicant has a building permit to repair damage from a chimney fire and want, at the same time to build a two story addition that would be no taller than the current house. The property line is the state line.

Brandon suggests that since the land is already cleared there will be no disturbance of the ridge line.

Mark said he is aware of the property, and that no house is visible.

John made a motion to exempt the application from ridgeline rule because it is not visible from a public road, seconded by Richard.

**Decision: The property is exempt**

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Richard made a motion to adjourn, which was seconded by Bud  
The meeting adjourned at 8:53