



## **Planning Board Minutes 6/21/22 Draft**

Members Present:: Barbara Olsen Pascale, Chairperson, John Avenia, Mark Barbato,  
Brandon Lentine via Zoom

Elizabeth Sheer, Planning Board Secretary, recorded the minutes

Others attending: Steve Bluestone, Michael Chen, Dan Russell, Marc Goodman, Bill Stratton, Andrea and Frank Gretchen Stevens, Jamie Carrano, and other members of the public.

Barbara noted that the Public Hearing regarding the subdivision at 67 Taconic Creek Road has been postponed to give the Town Attorney time to look over the driveway issue. It will also give the Town Engineer time to look over all of the issues.

The Public Hearing will be re-noticed for the July 11 meeting. It will take place at 6:30 on that date.

Dan Russell showed a ridgeline overlay map showing that the property is not in the ridgeline. He also noted that on this map, the test pits are marked.

The meeting was opened at 7:12

Acceptance of the minutes of 5/9/22 were moved by John, seconded by Brandon

**Aye: 4 No: 0**

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

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### **Brief introduction**

**Property: Roe Jan Brewery**

**Applicant: Steve Bluestone**

Steve said that on occasion, there are events with a food truck. This truck takes up a parking space. The handicapped spot was moved to make room for the

truck after it was pointed out by a neighbor that the truck was in the handicapped spot.

John asked whether the food truck created an obstruction.

Steve replied that it did not; that people walked on the sidewalk, not in the street, He also noted that Lee Heim, the Building Inspector does not have an issue with use, but it's within the Planning Board's purview to hold Public Hearing on the matter.

Barbara said that the Board will have to make this official.

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### **Site Plan**

**Property: Schmeichel Road**

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

The Planning Board made a site visit to look at the mock-up that had been constructed The determination was that it could not be seen from the road. Therefore, this site has been exempt from ridgeline overlay rules.

The motion to exempt was made by John, seconded by Mark

**Aye: 4 Nay: 0**

**Decision: The site plan as presented is exempt from the ridgeline overlay rules**

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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 showed a new plat of the proposed addition

Barbara said that the site is not exempt because it can be seen very clearly from the road. She pointed out the 40' crest line is behind the house. It seems the trees top out at 60-70'.

The issues that need to be addressed are the glass of the large windows, the color of the addition, lighting, and trees.

Barbara asked whether the intent is to keep the trees over to the left of the house, where the addition is going to be.

Mr. Stratton said that this was so. There might be, he said, a smaller one in the back that might have to go.

Barbara asked whether any trees that were to come down could be tagged, and Mr. Stratton said that they could.

Barbara brought up the issue of the glass. The Board has no jurisdiction over interior lighting, but it does have jurisdiction over the expanse of glass.

It was suggested that turtle glass (the outer layer of the double pane is tinted in a way the is not reflective).

Bill Stratton asked about the standard for this, and said that he did not think there is one, but said that everyone involved in this project is willing to pay extra for the non-reflective spec. He said that he would get quantitative data for reflectivity.

John said that based on what is used today, the one with the highest rating should be used.

Barbara said that on the next issue, paint, the colors presented were good – ipe wood with a painted finish.

She continued on to discuss exterior lighting.

Mr. Stratton said that he did not think the lighting would be an issue.

Barbara said to make sure that the lighting is dark sky compliant,

On the issue of trees, John reiterated that the trees to be cut should be marked.

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**Decision: A vote should be able to be taken at the July meeting**

**Site Plan Review**

**Property: 79 Rockview Road**

**Applicant: Joannis and Maria Kosmidis represented by Andrea and Frank Falino**

The applicants would like to build an addition within the ridgeline overlay district. The question is whether it is exempt.

Mark said that if it could be seen it would be from Rodman Road or West End.

There is one house there that can be seen.

Frank Falino said that the house is in a bowl surrounded by nothing but trees.

The house is just up from the valley. No trees will be cut except for dead pines.

Barbara said that the property has been pretty much cleared already.

Mr. Falino said that the applicant is looking to do a one-story addition, with some bedrooms and a mudroom. Additional septic will be pu in.

Mark said that he travels that road all the time, and he cannot see anything where this is going to be done

John pointed out that the Board could determine that it is es exempt because it can probably not be seen, but that site visits should be made.

Barbara said that the applicant needs to get a denial and referral from Lee, and that the Board will vote next month as to whether it is exempt

**Decision: Site visits will be made and a vote will be taken at the July meeting as to whether the site is exempt from the ridgeline overlay rules**

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**Minor Subdivision**

**Property: 131 Schoolhouse Road**

**Applicant: Roberta Davis represented by Dan Russell**

Dan Russell said that last year the board agreed to a subdivision on this property to split 33 acres. The applicant now wants to create a subdivision that is nothing but the land in Hillsdale, using the town line with Austerlitz to create it. The applicant wants to split the land, not perc it or create a building, so it would not be an approved building site; that would be on the purchaser.

A note can be put on the maps that it is not an approved building site.

Gretchen said that the site looks very wet.

It is, Mr. Russell replied but it is not a wetland.

Barbara said that the land could be used for hunting. She said the subdivision would create another tax parcel, it not a building site. She said that the Board would entertain a motion to accept the plat if it had a not that it is not an approved residential lot.

A motion was made by Brandon to accept the plat as conditionally final provided the maps contain the language to say it is not an approved building site.

John seconded the motion.

**Aye: 4 Nay: 0**

**Decision: A public hearing will be held prior to the July meeting at 7 PM.**

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Gretchen wanted to say a few words about the NRI. The town is voting to adopt it. If this happens, the Planning and zoning Boards must consult the NRI before making land use decisions. The Town Board would like the Planning Board's feedback that this is a good idea.

John expressed concern that while this gives the Planning Board more responsibility, it does not give the authority to do more than make suggestions.

John made a motion to adjourn, which was seconded by Mark  
The meeting adjourned at 8:36