



Planning Board Minutes 3.13.2023

Draft

Members Present: Barbara Olsen Pascale, Chairperson, Brandon Lentine, Richard Freiman, Kyle McGraw, Mark Barbato

Peter Michael Prado, Planning Board Secretary, recorded the minutes.

Others Attending: Dan Russell, Kevin Dakin, George Theodore, Joseph hunter of Taconic Engineering, Yakov Bindler, Brad Dellea and other members of the public.

The meeting of the Planning Board was opened at 7:07

Richard made a motion to accept the minutes of 3/13/2023. This was seconded by Kyle.

Aye:6 No: 0

Decision: The minutes of 1.13.2023 are accepted



Re: Lot Line Adjustment Review:

File #: 2023-006

Applicant: The Estate of Carolyn A. Dawson, represented by Dan Russell

- Discussion and maps presented and distributed by Daniel J. Russell, Land Surveyor.
- The proposed new 3-acre parcel only contains a primary residence on what is currently 6+ acres, and it's being changed to 3 acres to meet the conditions of Carolyn Dawson's will.
- 2017 a subdivision of this property where it was created, parcel 1 and parcel 2
- James Dawson son of Carolyn A Dawson lives on Parcel 1
- Barbara Clarified that a new tax parcel is not being created.
- Parcel 2A is being merged with parcel 1 to form one contiguous lot to form three acres.
- Richard made a motion called to accept date of map 2/27/2023 approved. Kyle seconded. Aye: 6 No: 0
- Lot 1/2A motion made to accept lot line adjustment of merged lot 1 and Lot 2A.

Decision: Lot Line Adjustment Map stamped confirming approval.

Re: Site Plan Review:

File #: 2023-004 663 Wolf Hill Rd.

Applicant: Brad Dellea, Tax Map ID#: 125.1-1.4

- Application review for new house to be built approximately 30 feet from existing house in the ridgeline. After completion of new house, a tear down the old house will follow.
- All infrastructure such as septic and driveway are already in place. The house is in the ridgeline but is blocked from the road.
- New property will continue to use existing driveway.
- 4 or 5 trees on property will not be disturbed.
- Request for approval without a septic. Need to know where septic will be going.
- Color and window approval for ridgeline building.
- It was determined the house cannot be seen from road.

Decision: The Board will need proper site plan from professional architect showing tree clearance and driveway.

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Re: Site Plan Review:

File #: 2023-003 20 Knox Lane.

Applicant: Yakov Bindler, Tax Map ID#: 106.1-20 and 106.1-22

- Yakov with architect working on building a new house on the above listed property.
- Lot has twenty acres close to Austerlitz state line which will need a survey clarify the Austerlitz property line..
- Need site plan dimensions, set back, location and what elevation must be.
- Property located near burial ground through Knox Trail
- Environmental assessment form website with list of things to bring for approval including legal site plan prepared by professional architect sit plan.
- Need to bring for approval an additional criterion that outlines finished choices including the lighting,
- Referred to ECode360.com and go through checklist to expedite approval so building can start as quickly as possible.
- Barbara raised concerns with property being close to Knox Trail. Recommended to investigate a probable legal limit to build near trail.
- Specs on the glass required for ridgeline building, including color of house and roof.

Decision: The Board will need proper site plan showing specs on the glass required for ridgeline building, including color of house and roof.

Re: Site Plan Review:

File #: 2023-007 Route 7D.

Applicant: George Theodore rep by Taconic Engineering and Kevin Daikin (Architect), Tax Map ID#: 106.1-8.112

- Engineer discussed stream corridor and ridgeline where house will be built.
- Low hay field, owned by Sandy Dawson who would like to continue to with hay production.

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- Owners Intent is to build house with garage and septic tank up on the hill.
- Driveway approximate 1700 ft. flags were placed as part of slope analysis, orange: 15% to 25%, red: over 25%, green: 0-15%. Anywhere that is 25% or greater that we do impact is less than threshold of contiguous slopes. So, the bend in the road on map is reason part of reason to avoid steep slope area.
- Engineer provided 3d map taking the topography and put it into civil 3D created a surface. Meshed with actual ground topography for final map.
- Kevin Daikin presented three elevations, faces 7D up on the hill showing two siding materials, fieldstone/limestone and painted clapboard. Asphalt shingle roof, separate garage structure which will be a bleached cedar siding with green shingle roof. He will at future date, glass and lighting.
- Barbara asked if Kevin knew what the light reflected on any of the shingles. Kevin said no and will get that information,
- Flagstone to be used will be 6-inch stone veneer.
- Concerns raised over glass used on southwest side of house which can potentially be a giant reflector.
- Barbara discussed possible trade off reflectivity with the solar gain. The less reflected the better.
- Board also discussed to investigate turtle glass currently used on the White Hill Road project.
- Barbara also discussed for architect and engineer to investigate National Resource Inventory and referred to Environmental Assessment Form.

Decision: The Board will review again when all the criteria's discussed at the meeting are met.

**Richard made a motion to adjourn, which was seconded by Kyle.
The meeting adjourned at 8:18 PM**