



Planning Board Minutes 4.10.2023

Draft

Members Present: Barbara Olsen Pascale, Chairperson, Kyle McGraw, John Avenia, Bud Gardner, Richard Freiman, Brandon Lentine, Mark Barbato, Peter Michael Prado, Planning Board Secretary, recorded the minutes.

Others Attending: Kevin Dakin, Yakov Bindler, Kevin Daikin, Joseph Hunter of Taconic Engineering, Tucker McNamee, Andrew Didio and other members of the public including David Forman.

The meeting of the Planning Board was opened at 7:04

Brandon made a motion to approve the minutes from the last meeting on 3/13/2023. This was seconded by Doug.

Aye:8 No: 0

Decision: The minutes of 3.13.2023 are accepted



Re: Survey Review:

File #: 2023-003.

20 Knox Lane

Applicant: Yakov Bindler

Tax Map ID#: 106.1-20 and 106.1-22

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- Yakov presented a survey showing existing clearing, driveway, boundary line with Austerlitz, in which Yakoff contacted the township of Austerlitz and was told nothing was needed to continue with plans for building.
 - Barbara asked for Board of Health approval, in which Yakoff informed that he has not yet acquired. He is still working on acquiring approval.
 - Barbara asked about a possible archeological site near the property. Yakoff explained that none of the previous surveys showed a burial ground. A gentleman he spoke with said stones appear to have been dumped in that area. Yakoff also pointed out that his property is set back 100 feet from site. The picture shows someone appears to have dumped the stones. A couple headstones from 1823 appear to be at the site. Yakoff pointed out there's a setback from that as well.
 - Yakoff presented the color pallet for house and two solutions for the windows, which included applying a film. Yakoff contacted 3M and Pella for window options. 3M did not have anything that could be approved by the Board, but Pella may have a solution.
 - Yakoff discussed needing clearing for septic. Barbara pointed out that is accepted for the septic and the owner will need to come back for approval of any additional clearing.
 - Barbara discussed with board members that no public hearing will be required for this project and survey with notes discussed at meeting needed for filing.

Decision: The Board approved the project. No public hearing required. Once the Board of Health approval is granted and any additional clearing approved by the Board noted on the site plan, can then the site plan be stamped.

4.10.2023



**Re: Site Plan Review:
File #: 2023-007
County Route 7D**

**Applicant(s): Stephen Donnarumma and George Theodore rep by Andrew Didio of Taconic, Engineering and Kevin Daikin (Architect)
Tax Map ID#: 106.1-8.112**

- Andrew recapped the lower hay field, owned by Sandy Dawson who would like to continue with hay production. Andrew informed they are hugging the tree line as best they can.
- Andrew presented palettes to discuss aesthetic approval requests in case the stone veneer gets valued engineered out to replace with portion of house with wood clapboard. Barbara pointed out the palette looks darker than originally presented. Andrew informed his printer is cause for darkening and Kevin presented a true to form color palette closer to true value.
- The amended site plan added window and light specifications of North and West traditional windows with low reflectivity and East and South lowest reflectivity value found.
- Barbara wanted to discuss the driveway on the steep hill. Andrew informed the board that because of the steep embankment and in order to stay in compliance they broke it up into two sections. To counterbalance the upfill and stay under the minimum, 100 feet just shy of 12% and another 100 feet at 12%.
- Andrew informed the board there is not a lot of clearing required for driveway, most of clearing is scrub.
- Barbara discussed and approved with the board members the color scheme of the roof and house.
- Barbara called for a motion to approve the site plan. Brandon made a motion to approve, Kyle second. Aye: 8, Naye:0

Decision: The Board approved site plan as submitted.

4.10.2023



Survey Review

File #: 2022-024
Lockwood Road

Applicant(s): Tucker McNamee
Tax ID #133.00-02-40.2

- Joseph presented a survey completed by Dan Russell located all the trees in 20,000 square feet clearing zone on the map. The numbered trees are of significant size. The only tree in the clearing zone is Tree #5 located next to the garage.
- Walter, the architect was hired and explained the house will be built on ridgeline.
- Barbara requested a site plan to review clearing specs which were not available at the meeting.
- Colors and windows sample were presented by Tucker. Discussion of windows reflectivity discussed.
- Barbara stated she does not see reflectivity as being an issue at this site.
- Motion to approve called by Brandon, Doug seconded. Aye: 8, Naye:0: 8, Naye:0

Decision: Project approved for next step to bring to Lee

- David Forman, not on agenda, voiced a matter about neighbor who shares a driveway, concerned that he might be constructing additional unapproved rental residences on existing property.
- The board referred David to contact Lee Heim, to investigate potential code enforcement violations.

Richard made a motion to adjourn, which was seconded by Mark.
The meeting adjourned at 8:25 PM