

HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES December 2, 2008

Members Present: Tom Wawrzeniak (TW), Graham Govoni (GG), Craig Fowler (CF), Melvin Harvey (MH)

Absent: Brickett Bailey (BB) Malcom Teale (MT), Pete Sweeney (PS)

Guests: Ralph Larson, Steven Szenegreto and Town Administrator Julia Compagna.

GG explained the necessity of signing in for participants who wanted to establish interested party status.

GG called to order the recessed hearing for Application #2007-49, David & Elizabeth Levin, 4-lot residential subdivision, Foss Drive, noted that the applicant was not present and recessed it to January 6, 2009 at 7:00 PM.

GG called to order the hearing on Application #2008-43 Sterling Meadows Farm, 3-lot residential subdivision, swore in all giving testimony and requested a summary of the project. Applicant Ralph Larson explained the location of his newly purchased "Vanderbeck" lot located off Battle Row Road in the Rural Residential 2 Zoning District. Using the site plan he explained the location of two proposed house lots with regard to the proximity to adjoining property owner Steven Szenegreto and the adjoining property already owned by Sterling Meadows Farm. The 50.3-acre lot, formerly owned by Surviva had been permitted for a single-family dwelling, mound waste disposal system (permit #WW-5-4069) and granted a local access permit for a driveway via a 50-foot right of way through the Mosig property. Mr. Larson sited the building envelopes to take advantage of using the primary mound design and the replacement mound design for two new house sites, and to minimize impact upon adjoining properties. Preliminary survey work completed by Glenn Towne was submitted. Larson Applied Earth Science will be hired to amend the wastewater permit for use by two parcels. The lots were created under the 1-acre allowance found in the "clustered parcels" section of the Zoning Bylaws on Page 25. Two acres of density shall be forfeited for each of the lots. The residual acreage will be converted to a tree farm along with 50-60 acres of adjoining land already owned by Sterling Meadows Farm. There will be annual selective harvests on the tree farm. The proposed lots will be called "Green Park West" and will support environmentally oriented homes with covenants and restrictions prohibiting trailers and double wides. Utilities will consist of a combination of overhead and underground structures. An 8-foot hemlock fence is proposed along the boundary of the Szenegreto property to shield house sites and lights from view. Vacant land will be maintained opposite the Szenegreto house. Onsite driveways will follow existing logging roads. The DRB inquired about future build out of the remaining acreage. Ralph Larson stated that he had no plans at this time for further development, but that he had conducted some limited testing of soils suitability for septic in various areas around the parcel for possible future development. The configuration of the house lots within the 50+-acre parcel was specifically to provide

buffer to the Szenegreto property. He plans to include covenants written into each deed. A letter supporting the project from Robert Tina, a property owner in the neighborhood was submitted into evidence. The DRB asked for clarification of the location of the proposed fence. Ralph Larson clarified that the fence will be located so that it blocks the view from the Szenegreto house and the logging road. The DRB requested a copy of the site plan as proposed with the fence, logging roads, leach fields and house sites identified. Ralph Larson explained that the fence is to provide a privacy barrier between his property and the neighbors'. The logging road near the fence will not be used often. The DRB inquired about the length of the fence. Ralph Larson estimated it would be approximately 120 feet long. The DRB clarified that the project was eligible for 1-acre sizing under Section III, C, 2 of the Zoning Bylaws found on Page 25 – “clustered parcels.” Ralph Larson stated that 1-acre lots are more affordable and allow him to log the residual land. TW moved and MH seconded a motion to go into deliberative session at the end of the meeting. All were in favor.

The DRB reviewed the 11/4/08 meeting minutes. MH moved and CF seconded a motion to approve the meeting minutes as written. All were in favor.

Julia Compagna explained that Casella's Groundwater Monitoring Report had been received and that an elevated level of contaminants was noted. The DRB asked Julia to contact Casella to confirm that adjoining property owners had received a copy of the report and to follow up on their statement that there is no DEC standard for the diesel byproducts detected for the first time in monitoring well #Geo-1.

MH moved and CF seconded a motion to move out of deliberative session on the Sterling Meadows Farm application. All were in favor. CF moved and MH seconded a motion to grant preliminary sketch plan approval with the following conditions: the applicant would submit draft covenants and restrictions language; copies of a detailed site plan would be submitted; draft road maintenance language would be submitted. All were in favor.

CF moved and MH seconded a motion to adjourn at 8:25 PM.

Respectfully Submitted,
Julia Compagna
Town Administrator