



Hillsdale Planning Board Minutes July 11, 2016

Present: Hank Henward, Chairman, Ellen Levy, Bud Gardner, Patti Rohrlich, Deborah Bowen, Richard Freiman and Mark Barbato. Veronique Fabio, Secretary, was present to record the minutes.

Also Present: Peter Cipkowski: Town Supervisor, Gretchen Stevens: Conservation Advisory Council, members of the ZBA.

A large audience was also present as this was a Zoning Board of Appeals public hearing for the Oldtone Roots Music festival and a joint meeting with the Planning Board.

Mr. Henward opened the meeting on behalf of the Zoning Board at 7:05 for review of the application for Oldtone Roots Music festival

It was noted that the ZBA would be the lead agency. A special use permit was requested, there will be; 1) the public hearing. 2) Site Plan review. 3) Long Form SEQRA. 4) Planning Board meeting.

Jim Wright, primary contact for Oldtone Music festival made a presentation of the festival. A new venue has been found at Cool Whisper Farm, 1011 Co Rt.21 & 187 School House Rd. The owners of the proposed location, Matt and Lisa Schober, were in the audience.

~ Jim Wright explained that it will be a 3 night, family friendly, farm to table food, dance and music workshops event. Twenty bands and local artists are planned to perform. There will be food vendors. Approximately 200 to 400 campers and 40 to 350 day customers are expected.

~ Rich Freiman asked how the customer traffic was estimated.

~ Jim Wright explained that the numbers were based on internet traffic, and the participation to last year festival in Wassaic although a smaller event. He noted that the size of the location also guides the numbers of ticket sold.

Ellen levy when asking why the Philmont and Greenport fire protection and rescue squad were involved was informed that these two agencies were closer to the venue than Hillsdale.

George Atwood, Chief fire district Commissioner indicated that the fire protection plan for the festival was under control.

In the audience, Julie Kane, chairman of the Hillsdale Business Alliance noted that she welcomed the event. She asked how the festival organizers were coordinating with local business?

~ Jim Wright responded that this will be the next step after approval.

~ Rich Freiman expressed his concern regarding the dollar amount mentioned in the proposal for the insurance policy.

~ H. Henward said that the town attorney will review the insurance policy with the applicant.

A conversation went on in reference to restricting traffic around and outside of the festival's location. It was determined that town road traffic cannot be restricted. The Schobers stated that they were willing to post signs to try to minimize the circulation of festival patrons around the location.

~ Jim Wright noted that there will be a curfew on the music probably around 10:30 or 11:00 PM and mentioned that the amplification will be modest as the electric power cannot support anything heavy, there will be a lot of acoustic music played as well.

Overall, it appears that the event is getting a lot of support from neighbors except for one that was present at the meeting and expressed concerns regarding noise and traffic.

~ Craig Norton, Chairman of the Zoning Board of Appeals closed the public hearing.

At 7:50 H. Henward made a motion to open the Planning Board meeting for the review of the site plan for the music festival, Patti Rohrlich seconded, all members agreed.

H. Henward noted that the SEQR would be completed by the ZBA.

He asked for a motion to consent to have the ZBA as the lead agency on this particular application. Ellen Levy made the motion, Rich Freiman seconded, the vote was all ayes.

The applicant presented a site plan.

~ Mark Barbato asked about the location of the main entrance and the ticket both, will the owners of the property level the entry area?

~ Matt Schober said that the entrance will be improved.

~ Jim Wright gave details on the overall location of the different areas.

Department of Health requirements regarding sanitation, potable water supply and solid waste disposal were all reviewed. The solid waste disposal will be handled by Barbato. All the details are mentioned on the site plan. The fire department has worked with the applicant on the site plan design. Liquor sales will be permitted in designated areas. If any safety issues arise the sheriff's office will be contacted.

~ H. Henward reminded board members to keep questions within the site plan review boundaries. H. Henward confirmed that the state police were contacted about the project. the location of the dumpster and water sources should be indicated on the plans.

Rich Freiman asked questions about staff directing traffic during the event.

Bud Gardner asked about workman compensation for the festival staff.

~ Jim Wright responded that they were still working on the insurance.

H. Henward asked for a motion to approve the site plan for the music festival, Patti Rohrlich made the motion, Ellen Levy seconded, the vote was all ayes.

H. Henward indicated that issues with insurance policy and security will be reviewed by the ZBA.

Open Applications:

Colquhoun, 610 Mitchell Street, Tax Map 126.-2-20

John and Linda Colquhoun were present.

~ Pat Prendergast presented a history of past Planning Board approvals on driveways on other properties starting in the 80's.

He also made a presentation of the new driveway proposal. P. Prendergast found a logging road on the property that could be used. It will make the driveway twice as long but it can be done. Maximum slope will be at 12.6%, the design is constrained between the lot line and the contour of the land. It would be only .6% above the town grade requirement. Culverts would have to be replaced and some areas filled up. P. Prendergast indicated that five pull offs for fire trucks can be created, the driveway will be 3400 feet total. The regrading has to be done carefully in order not to disturb the adjacent properties.

The logging road can be used now, the road is washed out in some spots and the grade is not acceptable as it is, but all this can be fixed.

It was noted that a part of the original existing driveway is at 18% grade which is not acceptable, the engineer worked to lower that but he cannot swing the driveway over because of a ravine. Also the fire department is looking for more truck pull ups than offered.

~ P. Prendergast is looking for feedback before he finalizes his drainage design and the handling of the storm water for the DEC. Plans are in front of the fire commissioner now. The town engineer says that the driveway is not acceptable as designed.

~ H. Henward suggested improving the driveway design or change the location of the building site. The design of the driveway is also cutting into the entrance of existing neighbors' driveways. However, the proposal is moving in the right direction.

~ P. Prendergast will discuss any work that might affect the entrances of neighbors' driveway.

~ Mr. Colquhoun noted that they were very close to accommodating the town's regulations and that the location for the house has been chosen and is already cleared. Changing the house location will not satisfy the Colquhouns because of the lay of the land the options to build are limited. The only way they can have a view is to build where they originally chose.

~ P. Prendergast indicated that the section that is at 12.6% grade covers about 800 feet. The Planning Board did approve of the subdivision and the Colquhouns bought that land as a buildable lot. The owners have done all that they can to meet the town requirements.

~ H. Henward said that the fire department does not want to give its approval and is asking for improvements on the design. They are concerned for the safety of the personnel as well as the material.

~ P. Prendergast is meeting with the fire department next Thursday evening. Pull off for trucks can be added however the grade cannot be improved any more than where it is at now, 12.6%.

~ Budd Atwood chief fire commissioner commented that they are concerned that in an emergency the fire department can get their trucks in and out of the property safely. The safety of the residents is also a concern.

~ Patti Rohrlich asked the applicant if they were aware of the cost of the new driveway project. She hoped that the applicant had factored in their budget that extra expense.

~ Mr. Colquhoun responded that quite a bit of money has already been invested, the new driveway will benefit the neighbors as well. They will have road

maintenance agreements in place to insure the good condition of the driveway. Mr. Colquhoun mentioned a conversation he had with the fire department a while ago where they said that the trucks can make an 18% slope but they would prefer a 15% grade maximum.

~ Nelson Alford, attorney for the town suggested a meeting with the fire department, and Doug Clark the town engineer to discuss options further.

~ H. Henward indicated that the fire department might ask for a cistern or a sprinkler system.

Kinney, Oxbow Road NY LLC, 28 Oxbow Rd. Tax Map# 137.-1-8-111 and 137.-1-14 for a Lot Line adjustment.

Mr. & Mrs. Kinney were present they explained that they wanted to eliminate the lot line between lot 2 and 3. The purpose of the line adjustment is to lower the grade for the future driveway. Bill Warner designed the plans already. The new lot created will be 35.158 acres.

H. Henward asked for a motion to approve the lot line adjustment, Rich Freiman made the motion, Deborah Bowen seconded, the vote was all ayes.

Kalman, 675 Whipoorwill Road, Tax Map 125.-1-10.100, lot line adjustment

Dan Russell surveyor presented the application.

Parcel 1B and 1C are to be merged with parcel 2 to form a single parcel of 44.389 acres. Parcels 1B and 1C (30 acres in total) are not to be considered as separate marketable lots. No new parcels are being created and no new construction or land disturbance is being proposed.

H. Henward asked for a motion to approve the lot line adjustment, Rich Freiman made the motion, Mark Barbato seconded, the vote was all ayes.

H. Henward noted that the August Planning Board meeting might not take place, it is up to Patti Rorhlich to decide.

The Meeting was adjourned on a motion from Bud Gardner, seconded by Rich Freiman at 9:45.

Respectfully submitted

Veronique Fabio