



Hillsdale Planning Board Minutes February 13, 2017

Present: Chairman Hank Henward, Richard Freiman, Deborah Bowen, Patti Rohrlich, and Bud Gardner.

Ellen Levy and Mark Barbato were excused.

Secretary Veronique Fabio was present to record the minutes.

An audience of about 10 was present including; Town Supervisor Peter Cipkowski, Gretchen Stevens from the CAC and Jeff Paige.

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Planning Board Public Hearing for a site plan review for the Oldtone Music Festival to be held on September 7th through September 10th, 2017 at Cool Whisper Farm, 1011 Route 21, Ghent.

The public Hearing was opened at 7:30 by Hank Henward.

Jim White and other members participating in the project were present.

Jim presented the following documents;

Planning Board Application

Written Proposal,

Stamped Site Plan,

NYSEQR Long Form,

Agricultural Data Sheet

ZBA Application for Temporary Use Permit

Receipts from registered letters of the public hearing to abutting neighbors, Oldtone Emergency/Safety Plan as reviewed by Fire Company and Supporting Letters from; The Philmont Fire Company, Columbia County Health Dept., Columbia County Highway Dept., and from the Sheriff's Office.

Questions came up regarding the need for extra parking on the other side of route 21.

~ Jim Wright answered that he did not think it was going to be necessary. He pointed out the few changes that were made on the site plan. The stage was moved away from the Schober's house. Modifications were made to create a pleasant flow and keep everybody close together. The Fire and Highway Department were notified and approved of the new plans.

~ Rich Freiman asked about the number of people that came last year.

~ Jim answered that about 900 people came over a period of 3 days. At peak participation only 60% of the main day parking area was used. Approximately 154 camping tickets were sold and there was an additional 100 volunteers and artists.

~ Rich Freiman proposed that it would be interesting to find out the economic impact of the festival on the town. An accounting of how many people lodged in local hotels or B&B's instead of on the camp site would give an idea.

~ Jim suggested that at the tickets booth they could have cards to be filled out by the customers. He thinks that this year the participation will be more important and other parking options might have to be looked at. Jim explained that using the parking on the other side of 21 is a complicated process. The other parking lot on the left of the plan can be used for overflow.

~ Bud Gardner mentioned that there should be a walking path from the parking area to the event location if it is going to be used.

~ Patti Rohrlich asked what was the maximum number of participants that can be handled. Jim responded that 1500 seems to be the number.

~ Hank Henward asked if anyone in the audience and the CAC had questions about this project. Being none Hank proceeded to go through the SEQRA.

See attached long form SEQRA.

On page 16 of the SEQRA question #12 cannot be seen because of a problem with the town web site. Question 12 has to do with “Historical Impact”

Based upon the findings and recommendations with respect to hosting a three-day music festival at the Cool Whisper Farm, 1011 Route 21 Ghent in September 2017, the board members determined that the event will not have a significant environmental impact.

Therefore, the issuance of a negative declaration is authorized. Patti Rohrlich made the motion to accept the negative declaration, Rich Freiman seconded, all members; Hank Henward, Richard Freiman, Deborah Bowen, Patti Rohrlich, and Bud Gardner voted” aye”.

Hank Henward signed part 3 of the SEQRA.

The Board Members; Hank Henward, Richard Freiman, Deborah Bowen, Patti Rohrlich, and Bud Gardner voted “aye” on the approval of the site plan.

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~ Gretchen Stevens from the CAC commented on the minor subdivision for 756 County Rte. 21, Stacey Silverman & Mathew Jones.

She said that the Zoning Board of Appeals was close to give a special permit to allow the construction of the house within the stream corridor. The ZBA asked the applicant for details on the steps that will be taken to protect the area and prevent erosion during construction. Gretchen indicated that the CAC has a real problem with the idea of building anything in that protected area. Gretchen insisted that an alternative location for the house should be explored. She suggested that it is not because the ZBA will allow the issuance of a special permit that the Planning Board has to approve the subdivision.

~ Rich Freiman said that Nelson Alford town attorney should look into that issue.

~ Hank Henward indicated that the application will be reviewed in March and suggestion for a different location for the house can be made.

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Lot Line Adjustment:

Dan Russell presented an application to merge 2 lots located off of Collins street; Tax Map Parcel 136.-1-11.12 with 6.38 acres and 136.-1-11 with 2.50 acres. The properties belong to Patrick Driscoll and Marie Samples. Merging the two parcels would add value to the whole property and clarify the ownership.

~ Rich Freiman moved to approve the lot line adjustment, Budd Gardner seconded, all the members voted “aye”.

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The meeting was adjourned at 9:00

Next regular meeting March 13, 2017

Respectfully submitted

Veronique Fabio