



## Town of Hillsdale

### Planning Board Minutes

### February 12, 2018



**Present:** Chairman Hank Henward, Deborah Bowen, Ellen Levy, Bud Gardner, Barbara Olsen Pascale, Richard Freiman and Mark Barbato. Patti Rohrlich was excused as well as secretary Veronique Fabio. Jeff Paige recorded the meeting.

At 7:33 Hank Henward opened the regular planning board meeting.

**1) Mettabee Farm, 551 Harlemville Rd.** Owner Elizabeth Coe  
Tax Map # 114.-1-15.1 (240 Acres) and 114.-1-15.2 (120 Acres).  
Site Plan Review for building a small kitchen/herb drying room.

~ Elizabeth Coe was present. She said she had 5 different issues and needed directions on how to proceed. She presented some documents.

She would like to have a re-draw of the property line to join two lots.

She said she had permits for the parking from the ZBA.

~ Ellen asked if she had a site plan. The applicant does not have a site plan.

~ Hank Henward asked if all the people that will be using the barns and activity halls were going to work on the farm.

~ Elizabeth responded that no, there will be a yoga retreats, kid's circus camps, and possibly a three season accommodation for someone who will be handling activities.

~ Hank Henward suggested that she should see the building inspector and the zoning board.

~ Elizabeth said that she spoke to Lee Heim, she also had a consultation with an architect that indicated that a three season type of accommodation was an allowed use on her property according to the Hillsdale code. He also noted that a 4 season lodging facility might be in line with what Elizabeth Coe wants to do but it would require a special use permit. According to the architect the options are a camp type of accommodation or a lodging facility.

A structure with 2 bedrooms, another one with 3 bedrooms, as well as the activity center will have showers.

A septic system was designed and approved last year on 01-10-2017 by the BOH to handle the total number of bathrooms planned for the project.

A 2200 gallons' septic system was proposed by her engineer to handle approximately 45 guests. Elizabeth indicated that in case of a big event and more people came, like for a concert or a wedding she will have to rent Porto Sans.

~ Hank Henward told the applicant that she will need a site plan showing all the improvements planned.

~ Elizabeth Coe has pictures and floor plans however the board needs a site plan.

It was recommended that she sees the Zoning board as she is changing the use of the property from agricultural to a place of gathering. She has an Ag. exemption.

Elizabeth noted that there have been events already on her property with up to 250 people. All events were allowed and she had permits for the events.

She will need to provide the Planning Board with letters from BOH with the septic system, approvals from the ZBA and the site plan.

~ Deborah Bowen suggested a contact person at the BOH.

~ Hank Henward said he would consult with the town attorney to find out if the planned use is allowed on an agricultural zone.

*Elizabeth Coe will come back with documents next month. She can also take care of the lot line adjustment at the same time.*

## **2) Hunt Rd. Atwood** Lot line adjustment

Tax map# 115.-1-38 & 115.-1-39. A 0.12-acre triangular lot from 115.-1-38 to be combined with parcel 115.-1-39 to create a 3.57-acre lot.

George Atwood was present, he explained that his daughter owns the contiguous lot, he wants to adjust the southern property line approximately 50' west, in order to create an even distance between the two existing driveways.

*Hank Henward asked for a motion to approve the lot line adjustment, Mark Barbato made the motion, Rich Freiman seconded, all agreed.*

Hank Henward stamped the new survey maps.

### **Internal Business:**

#### Air&b:

~ Hank Henward indicated that he attended a meeting and was told that the Town Board wanted a recommendation from the Planning Board on the Air&b issue. He noted that a lot of people in town were in favor, others, want to make sure that the activity is regulated and taxed.

Hank Henward said that the Air&b activity has an impact on fair housing, on traffic, on value of real estate property.

He suggested the creation of a committee including the Town Board, the Planning Board, the B&B industry and the public. He talked about the “room tax” that is a county issue.

~ Rich Freiman noted that there are many different opinions on the subject but he feels that it is not the Planning board duty to give recommendation to the Town Board about what to do with the Air&b industry. It is not a Planning Board issue. He added that there is a demand for Air&b type of accommodations and the clientele is going to spend money in IGA, local restaurants and stores, farmer’s markets etc....

~ Ellen Levy noted that there are so many issues with the Air&b that research has to be done before any discussions can take place, a committee should be created first then the public can look at the issue with knowledge.

~ Mark Barbato is concern with taxes that should be paid by the owners of the rented units.

~ Hank Henward suggested that the town would have to enforce whatever rules will be in place. A decision has to be made with regards to public hearing first or the creation of a committee.

*~ Rich Freiman made a motion to let the Town Board decided on the creation of a committee and the community discussion, and in what order the town would like it to take place. Ellen Levy seconded, all in favor.*

*The regular meeting of the Planning Board was adjourned at on a motion from Bud Gardner, seconded by Richard Freiman and agreed upon by all members.*

Respectfully submitted  
from audio recording.

Veronique Fabio