



# **Town of Hillsdale**

## **Planning Board Minutes**

### **March 12, 2018**



**Present:** Chairman Hank Henward, Deborah Bowen, Ellen Levy, Bud Gardner, Barbara Olsen Pascale, Richard Freiman and Mark Barbato.  
Patti Rohrlich was excused.  
Town Board Liaison, Tom Carty was present as well as Secretary, Veronique Fabio.

At 7:30 Hank Henward opened the regular planning board meeting.

#### **1) 206 State Rt 71, Tax Map 117.-1-51 & 117.-1-52.**

Property owners Mildred and Peter Breyer were present; they are represented by surveyor Frederick Haley for a Lot line adjustment.

The applicant was granted approval for a minor subdivision for 3 lots back in 1988, the subdivision was filed with the county clerk.

The owners of the property now would like to adjust the property lines to create lot #1 with 4 acres, lot #2 with 36.01 acres and lot #3 with 23.82 acres.

Mr. Haley stated that the common driveway and its entrance on route 71 were approved by NYSDOT in September 2017. There are no houses on lots 2 and 3. The driveway is shared by 4 lots including the land of laydon/Sheer.

Hank Henward indicated that the trails do not need to appear on the plan. The Planning Board needs the approval for the curb cut and entry

Hank Henward also noted that a road maintenance agreement signed by both parties using the driveway is required by the town. The town attorney will have to approve the agreement.

Deborah Bowen noted that the wording on the plan with regard to the “Shared driveway notes should read “Two (2) lots shall share the use of and responsibility for the shared driveways shown hereon” instead of “all lot”.

The \$165.00 fee was paid by check.

*Mr. Haley will come back in April with the updated material requested by the board.*

## **2) Oldtone Music Festival.**

Site plan review for music festival at Cool Whisper Farm, Matt & Lisa Schober, 1011 Route 21 Ghent. Date of festival is September 6 to 9, 2018.

James Wright was present. He provided a copy of the festival presentation, the letters that were mailed to the abutters with the certified receipt slips, and the SEQR. James Wright indicated that there were no changes planned except that campers will be allowed to get on the site a few days earlier than last year. Someone asked if the police helped with regulating traffic during the festival. James Wright responded that the sheriff was contacted last year, he deemed a police presence unnecessary.

*The Planning board members approved the site plan.  
James Wright will see the ZBA next for the permit.*

## **3) Mettabee Farm, 551 Harlemville Rd.**

Owner Elizabeth Coe  
Tax Map # 114.-1-15.1 (240 Acres) and 114.-1-15.2 (120 Acres).

Applicant Elizabeth Coe was not present for the meeting.  
Hank Henward noted that she will need a site plan approval prior to going to the ZBA.

*The regular meeting of the Planning Board was adjourned at 8:10 on a motion from Bud Gardner, seconded by Richard Freiman and agreed upon by all members.*

Respectfully submitted

Veronique Fabio

Next meeting, April 9, 2018