



Town of Hillsdale

Planning Board Minutes

April 9, 2018



Present: Chairman Hank Henward, Deborah Bowen, Patti Rohrlich, Ellen Levy, Bud Gardner, Barbara Olsen Pascale, Richard Freiman and Mark Barbato. Secretary, Veronique Fabio.

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

1) 2633 State Rt. 23. Tax map #145.4-1-16

HUB Property Holding, Carrie Chen.

Installation of a food trailer kitchen 6'x10'.

Carrie Chen presented a drawing of her property where she had outlined the proposed location for the 6'x10' temporary trailer. She explained that she had a very successful season and there was a demand for food.

Carrie Chen is planning to expand the existing kitchen next year.

There were questions about the 2nd driveway shown on the drawing.

Carrie Chen explained that this will be used as a foot path to allow customers to walk from Mathew White's parking lot next door to her place.

There is a written agreement with Mathew White pertaining to the use of his parking lot.

Carrie Chen indicated that she needs the extra parking when she has musicians or authors coming to Casana.

Hank Henward asked about the number of seats offered.

Carrie Chen responded that there are approximately 32, and she plans to have additional seating outside.

Richard Freiman wanted to know what was the required number of parking spaces versus the number of seats.

On an unrelated subject, Carrie Chen asked if she purchased Mount Washington Inn next door, could she adjust the property line in order to create a larger parking lot for Casana?

Richard Freimas told her that if she owned both properties she could move the property lines where she wanted to.

Hank Henward indicated that the Planning Board had no objection to the food trailer. It will be approved by Board of Health.

He noted that he was going to talk to ZBA chairman Craig Norton about the idea of joining the parking lots behind the Inn.

Carrie Chen foresees pathways beautifully landscaped that would join all the properties.

Hank Henward noted that the Planning Board will need a copy of the agreement between Mathew White and Carrie Chen for the use of the parking.

He advised her to consult with the ZBA and the building inspector for the parking issues.

The regular meeting of the Planning Board was adjourned at 8:00 on a motion from Bud Gardner, seconded by Richard Freiman and agreed upon by all members.

Respectfully submitted

Veronique Fabio