

Town of Highland  
Planning Board Minutes  
January 26, 2022

Chairman Berry Hafkin calls the meeting to order at 7:00PM.

Pledge to the Flag

Chairman states the minutes are being recorded.

Attendance: Berry Hafkin-Chairman  
Norm Sutherland  
Jeffrey Spitz  
Doreen Sweeney-absent (Steve Bott sat in)  
JT Vogt  
Steve Bott (Alternate)  
Board Secretary: Monica McGill  
Town Attorney: Michael Davidoff

Motion to approve the December 8, 2021 Meeting Minutes:  
Motion: Jeffrey Spitz Second: Norm Sutherland  
All in favor

As of February 1, 2022 Doreen Sweeney has retired from the Planning Board.  
Steve Bott will contact the Town Board and request to become a full time Planning Board member.  
J.T. Vogt was voted in by the Town Board to take the place of Chris Tambini.

### **Pre-Application Barryville General**

Appearing on behalf of Barryville General is owner Eric Komoroff, General Manager Shane Pearson, and Director of Operations Cassandra Allees.

They have come before the board to obtain information on the steps that need to be done to place two accessory buildings on the back of the property. The buildings are prefab and one is to be an ice cream stand seasonal use only, and the second shed would be a camping gear store also seasonal use. The board directs them to obtain a survey, engineered site plan and design, and to submit an application ten days prior to the February 23, 2022 planning board meeting. Once that step is complete, the planning board would then schedule a public hearing for the following month.

### **Pre-Application Kittatiny Campground**

Appearing on behalf of Kittatiny Campground is Mary Campbell, Alexander L. Betke (Attorney), and Rocco Baldassari (General Manager)

Mary Campbell explains that are looking to upgrade the existing site to make a family friendly resort. Some of the things they like to do is make a park for RV's, add a pool, water playground, food and beverage bldg., upgrade the tent campsites. The existing buildings on the property will be brought up to current standards. The existing zip line and paint ball features will remain.

The board directs them to obtain a survey, and because the property is located on County Route 97, they should go on the UDC (Upper Delaware Council) website and download their rule and regulations, obtain an engineered site plan, and to submit an application ten days prior to the February 23, 2022 planning board meeting.

The board will also hire Ken Ellsworth (Town Engineer) to do his assessment of the property plan. They will need to pay the town five-thousand dollars to be put in escrow for the engineer.

The Board also recommends that they get the Town of Highland Building Department involved from the start.

Once all paperwork is obtained the secretary will also need to submit a county 239M form.

### **Application #3-2021 Frank Monteleone Sub-Division**

Mr. Monteleone appeared before the ZBA on January 20, 2022 to obtain an Area Variance for property identified as 2.-1-3. The variance was to allow 3.53 acres with 2.82 acres being dry to remain 2.82 acres as opposed to 3.00 acres required. Approval of the Area Variance is subject to Mr. Monteleone obtaining an approval from the planning board for a five lot sub-division.

Mr. Monteleone appears this evening to obtain the sub-division. The application originally stated a lot line change, and will need to be amended. Mr. Monteleone will need to get the amended application to the secretary by Friday January 28, 2022 so the secretary can submit a county 239M form and prepare for a public hearing to be scheduled February 23, 2022.

Berry Hafkin asks that a perk and pit test be done for parcels four and five. Mr. Monteleone states that he thought that the larger parcels did not require a perk and pit and is going to look into it.

Motion to schedule a public hearing on Application #3-2021 for February 23, 2022 at 7PM:

Motion: Norm Sutherland                      Second: Steve Bott

All in favor

### **Application #6-2021 Amytra Development Site Plan Approval (Sunrise House)**

Attorney Jim Bacon appeared on behalf of Amytra.

Recap: Sunrise House is to be used as a Bed & Breakfast to house families for wedding events.

Mr. Bacon explains the use of the property and how often events may take place. The frequency at this time is April to November and will host one wedding per week, but is subject to change.

Mr. Ken Ellsworth (Town Engineer) submits his reports as correspondence and they will be attached to these meeting minutes.

He briefly explains that creating a Bed & Breakfast will change the use of the property to commercial. With that said changes to roads, parking, septic, wetlands, etc. will also change. Mr. Ellsworth requests a meeting with Amytra's engineer to view the property and roads to come up with a new assessment. Response through email to the secretary from the county states that they cannot complete the form 239M request for the same reasons Mr. Ellsworth found.

The board states in order to move forward that Amytra submit an engineered Site Plan, and a meeting between Mr. Ellsworth and their engineer happen before the next meeting to be held on February 23, 2022. They will also need to submit escrow payment before moving forward.

### **Application #8-2021 Ozdan Development (Michael Packer)**

Mr. Packer's application was approved at the Planning Board meeting on December 8, 2021. Mr. Packer was asked to come back before the board tonight. The board has asked that the property deed information concerning road access to the property be noted on the new maps, therefore any new owner that purchases the property will have access to the deed information. Mr. Packer has agreed and will get new maps to show the above information and will submit a copy to be filed in the town.

### **To be entered into record:**

Mr. & Mrs. Michael Kidney appeared in regards to 211 Mail Rd. LLC (Catskill Mountain Resort). They have concerns that the Resort is opening up illegally. The Kidney's also feel that the hanger on the property is being misused. Michael Davidoff informs them that the Resort has been granted a temporary permit from the New York Board of Health to have a soft opening.

In regards to the hanger on the property and its use the Kidney's are instructed file a complaint/violation with the Town Code Enforcement Office.

Motion to open executive session of the Town of Highland Planning Board:

Motion: Jeffrey Spitz                      Second: JT Vogt

All in favor

Motion to close executive session of the Town of Highland Planning Board:

Motion: JT Vogt                      Second: Steve Bott

All in favor

Meeting adjourned