

Town of Highland  
Planning Board Minutes  
February 23, 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  
Steve Bott  
JT Vogt  
Board Secretary: Monica McGill  
Town Attorney: Michael Davidoff

Motion to approve the January 26, 2022 Meeting Minutes:  
Motion: Jeff Spitz Second: Norm Sutherland  
All in favor

The Meeting of The Town of Highland Town Board appointed Steve Bott as a full time member.

**Application #3-2021 Frank Monteleone (5) Lot Sub-Division (Public Hearing)**

Motion to open the public hearing on Application #3-2021  
Motion: JT Vogt Second: Norm Sutherland  
All in favor

The secretary reads the public notice and verifies the mailings:  
(8) letters mailed and (8) letters returned

**Correspondance:**

Berry Hafkin reads the response from the county on the 239M form stating (The proposed action is found to be a matter of local determination.

(2) letters from the surrounding neighbors were read into record opposing the sub-division.  
There was no public comment.

Motion to close the public hearing on Application #3-2021:  
Motion: Norm Sutherland Second: Steve Bott  
All in favor

SEFA was completed by the board at the December 8, 2021 meeting.  
Motion to approve Application #3-2021 Frank Monteleone (5) Lot Sub-division:  
Motion: Norm Sutherland Second: JT Vogt  
All in favor

**Application #2-2022 Raymond Chan Site Plan Approval**

Mr. Chan owns the property formally known as the Fantasy Resort located on Airport Rd. He presents the board with a plan of building multiple houses to be used as a vacation resort. He states that he loves the area and wants to create a place for people looking to get out of the city. Each house is to be two story side by sides with the lower floors being living areas and the upper floors to be used as sleeping areas. The main building that is currently on the property will be renovated and used as a wedding venue space. The board requested that Mr. Chan come back with a new survey, and an updated site plan from a licensed engineer. The board will also need to hire a consultant to look over the prosed project. With the size of the plan being presented the board requests that Mr. Chan be more specific in his proposal in regards to the following:

Parking / Traffic Access / Traffic Generate / Circulation Drive / Open Spaces / Landscaping / Exterior Lighting / Signage / Smell / Noise  
Sanitation / Septic / Fences / Walls / Impact on Neighbors / Hours of Operation

These are all things that will need to be addressed before moving forward.

**Application #1-2022 Sunrise Lake House (Eldred Preserve) Special Use Permit**

No one showed for the meeting

**Discussion:**

The board discussed the upcoming Kittatiny Campgrounds project. Kittatiny submitted a proposal to allow them to prepare the property, and obtain the proper permits for renovations on existing structures, while working with the planning board on obtaining a special use permit on the remainder additions to the property. The towns Engineer Ken Ellsworth met with the representatives from Kittatiny and the board is awaiting his report.

The board also will put in a request to the Town of Highland Building Inspector Al Fusco to look at the proposed project and give his advice.

The secretary will send Mr. Fusco an email requesting he and Nick Stackhouse be present at the meeting March 23, 2022.

Motion to close the meeting:

Motion: Jeff Spitz

Second: Norm Sutherland

All in favor