

Town of Highland
Planning Board Minutes
March 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 (absent)
JT Vogt
Board Secretary: Monica McGill
Town Attorney: Michael Davidoff
Code Enforcement: Nick Stackhouse

Motion to approve the February 23, 2022 Meeting Minutes:

Motion: JT Vogt Second: Jeff Spitz

All in favor

Please take notice that the Planning Board Meeting being held this evening will be Chairman Berry Hafkin's final meeting. Mr. Norm Sutherland will sit in with Mr. Hafkin, and Mr. Sutherland will be the new Planning Board Chairman. Mr. Sutherland did an introduction and listed his qualifications that show he will be able to fill the chairman's chair. Also introduced this evening is Mr. Nick Stackhouse, Code Enforcement Officer. Mr. Stackhouse comes to us through AI Fusco Engineering. Michael Davidoff has requested that Code Enforcement be present at all the upcoming meetings.

The Planning Board has received a public hearing notice from the Town of Bethel in reference to a minor sub-division and lot improvement proposed by Greater New York Council-Boy Scouts of America. The purpose of the sub-division is to retain lands for their scout camps and programs, and to sell the remaining land to a conservation group who will eventually sell it to New York State for a State Park.

Motion to notify the Town of Bethel No comment at this time:

Motion: Berry Hafkin Second: JT Vogt

All in favor

Application #3-2022 SPSTR 1 LLC (Austin Wienerman) Short Term Rental

Mr. Wienerman is wanting to use the property located on 42 Eldred-Yulan Rd as a short-term rental property. Mr. Wienerman presented the board with a list of who will maintain the grounds, take care of garbage removal, and the cleaning service. At this time, he proposes that there will be no more than six people staying, and no longer than two weeks at a time. He has a camera system installed on the property that also tracks the noise levels. The board has asked that Mr. Wienerman obtain a survey, and site plan stamped by an engineer to show the outline of the property, and where the septic and well are located. They also suggest that he perform a home inspection to make sure that the water and septic are working properly. They also recommend that he secure escrow for the town's engineer to have a look at the property to show all is in order. Mr. Wienerman will be put on the April 2022 agenda. He will not be able to attend himself, but will send someone to attend in his place.

Application #4-2022 Barryville Properties Special Use Permit

Mr. Matt Sallusto of Barryville Properties LLC proposes to build a 30 X 70 pole barn style garage to be used for storage of equipment. The property is in the Hamlet of Barryville and is just short of an acre. Mr. Sallusto is directed to apply to the town Zoning Board of Appeals to request an area variance before moving forward.

Application #2-2022 Raymond Chan Site Plan Approval

Mr. Chan is the owner of property located on Airport Rd. has appeared before the board in February 2022. He has submitted a plan showing multiple houses to be used as a vacation resort. The board can find nothing in the code to allow or approve the plan. They suggest that Mr. Chan keep the existing buildings already on the property, and upgrade them. Mr. Chan will consider and let the board know. They suggest that he speak with an engineer on his possibilities and staying within the code.

Application #5-2022 Kittatinny (Camp FIMFO-Catskill) Site Plan Approval

Kittatinny campgrounds is two hundred thirty acres and has run as a camping venue for forty years, open Spring to Fall yearly.

Appearing on behalf of Kittatinny:

Alex Betke – council

Mary Campbell – Northgate Project Manager

Jason Boyclo – Kittatinny Director

Jody Allen – LaBella Eng.

Caren LoBrutto – LaBella Eng.

Caren LoBrutto presents the following:

Existing Conditions: Campground

- 342 Campsites
- April to October
- Zipline & Paintball
- Welcome Center, Camp Store, Administration, Maintenance and Storage Areas, Bathhouses, Two Residences, River Access

Proposed Project: Improvements

- New Welcome Center (demo the old)
- New Maintenance (demo the old)
- Conversion of camp store to food service
- Conversion of office to employee housing
- Improvements to well and septic
- New Mountain Coaster, Pools, Mini Golf

Concept Plan:

Campsites:

- No new campsites, some sites will be relocated east
- 234 campsites will be equipped with water, sewer, electric connections
- 108 campsites will continue to use bathhouses, with new upgraded electric and water.
- Connections (down from 188 existing condition)

Pool and Aquatic Play Area

- Pool, Lagoon, and Hot Tub
- Food Truck Pad, Mechanical Area and Pump House, Restrooms, Dec
- Located partially in flood plain area, new structures and mechanical infrastructure will have lowest floor elevation at 2FT above established base flood elevation
- Open to camp users and river riders

Mountain Coaster

- Modular design runs with the contour of the land
- Height complies with zoning
- Open to the public

Water & Septic:

Water

- 6 DOH Permitted wells, several unregulated wells (2)
- Due diligence underway to evaluate system and determine design upgrades
- Coordination with DOH underway
- Pool and Aquatic Play Area

Pools recirculation process is closed loop and includes chlorinated water treatment
Filters operate on a staggered schedule to reduce backwash operations thereby reducing water demand/wastewater generation.
No spray park proposed

Septic

- Several existing SSDS, some state permitted, and others town permitted.
- Design underway to modernize facilities and provide additional capacity
- Coordination with NYSDEC and DOH

Kittatinny has requested that the Town of Highland be lead agency in SEQUA

LaBella will prepare the notices and send to Michael Davidoff for approval.

Motion to make the Town of Highland Planning Board lead agency for SEQUA for Application #5-2022 Kittatinny:

Motion: Berry Hafkin Second: Jeff Spitz

All in favor

Ken Ellsworth Town of Highland Engineer submitted his inquiries to the board for review.

Kittatinny does not have a complete site plan to be presented to date. They will schedule to appear before the board again in May to continue with the application.

Mr. Andrew Boyar attending the meeting has asked the board permission to comment:

He would first like to thank Mr. Hafkin for his leadership and ability to run the planning board, and thanks him for an extraordinary job. He suggests for future meetings that a microphone be set up, as to hear better what the presenters are saying, and having an extra easel so that the maps and paperwork can be set up for the public to see. In reference to Kittatinny, Mr. Boyar is a river advocate and explains that the number of campsites and cabins will increase population of more than fifty percent of the entire town's population, and he hopes the board will address that issue. He showed the board photos of cabins (more than twenty) that are along the river, that look like dwellings. Because these cabins have wheels, they fall within the code. He is requesting an investigation and find the loop hole that allows a four hundred square foot unit on wheels to be allowed. The board will assign that task to the Code Enforcement Office.