

Town of Highland
Planning Board Minutes
August 24, 2022

Chairman Norm Sutherland calls the meeting to order at 7:00PM.

Pledge to the Flag

Chairman states the minutes are being recorded.
Secretary takes attendance.

Attendance: Norm Sutherland
 Jeffrey Spitz
 Steve Bott
 JT Vogt
 Tim McKenna (absent)
 Scott Reed (sitting in for Tim McKenna)
 Laura Burrell (alternate)

Board Secretary: Monica McGill
Town Attorney: Michael Davidoff

Motion to approve the July 27, 2022 & July 31, 2022 Meeting Minutes:
Motion: Jeff Spitz Second: Steve Bott
All in favor

Chairman Norm Sutherland states that tonight's meeting is not a public hearing.

New Business:

The Town of Lumberland sent a Short Assessment Form for an applicant applying for a site plan approval. The Town of Lumberland's applicants' property borders the Town of Highland. The Town of Highland Board has reviewed and has no objections to the application.

Correspondence:

The Form 239 report findings from the county was received so late in the day of the meeting that the board had no time to review. The board will review and discuss the findings at the September meeting.

Application #5-2022

Daniel Rubin attorney for Northgate Resorts submits paperwork pertaining to the questions asked by the board in last month's meeting. There will also be a copy of the proposed plan left at the town hall for the public to view.

Mr. Rubin states that there will be an Information Seminar to be held on September 15, 2022 at 6:30PM at Cedar Rapids in Barryville, NY and a full presentation of the upcoming project at 7:00PM. This event will be advertised by Northgate Resorts and open to the public. Light refreshments will be served.

Ken Ellsworth Town Engineer:

Mr. Ellsworth met with the representatives of Camp Fimfo and Northgate Resorts via Zoom on Thursday August 18, 2022. The meeting addressed questions he had regarding the August 12, 2022 plan submission, and any other questions and concerns added after the June 2022 plan submission. Mr. Ellsworth states that the plans are detailed enough to schedule a public hearing.

In regards to the towns bulk regulations, the project is well with in the setbacks required, and suggests that the plans show the actual distances. There are five sites that do not need setbacks, and that those five sites be identified on the map. The property limits are detailed, but the county had not received that information. Caren LaBrutto Camp Fimfo Project Manager will send the necessary paperwork to the county. Mr. Ellsworth requested that the bridges on the site have their weight limit tested and verified.

There is concern that some of the electrical is too close to the water trenches. The lines for water and sewer need to be shown on all sections of the plan, and for one septic field they adjust the zone line.

Chairman Sutherland that the bridge leading to the zip line be evaluated for strength.

In regards to the UDC (Upper Delaware Council) Chairman Sutherland states that on September 1, 2022 the UDC will hold a community meeting.

Questions and remarks from the board:

JT Vogt, Jeff Spitz, and Steve Bott have no questions at this time.

Laura Burrell: Will the blasting for the mountain coaster be conforming to all the towns guidelines?

Caren LaBrutto: She will coordinate that information with the town's engineer and have an answer by the next meeting.

Scott Reed: Will the per night usage on the pre-existing sites expand beyond June, July, and August? , and have you met with all the town's authorities (fire, ambulance) to discuss this increase.

Caren LaBrutto: We have been looking at other facilities and how they work and will be able to have the info by the next meeting. We have been to date meeting with the town's authorities to address the increase.

Michael Davidoff: Will there be a third-party security in line to deal with the increased capacity. They will supply all the info needed to answer the question. Ms. LaBrutto seems to think the project will have their own security on site.

Motion to schedule a public hearing for Application #5-2022 Camp-Fimfo Catskill Special Use Permit and Site Plan Approval to be held on September 28, 2022 at 7PM.

Motion: JT Vogt

Second: Steve Bott

All in favor

Motion to close the meeting:

Motion: Scott Reed

Second: JT Vogt

Meeting adjourned