

Town of Highland
Planning Board Minutes
October 27, 2021

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)
Chris Tambini
Steve Bott (alternate)
Board Secretary: Monica McGill
Town Attorney: Michael Davidoff (absent)

Motion to approve the July 28, 2021 Meeting Minutes:

Motion: Norm Sutherland Second: Chris Tambini

All in favor

For the record:

Michael and Sonya Kidney attended the meeting to put on record the happenings at 211 Mail Rd. LLC (Catskill Mountains Resort). The Kidney's live next door to the property in question. They are witnessing deliveries and other activities, usually happening late at night. at the property and want to know if the Code Enforcement has granted them a Certificate of Occupancy. The board did not have an answer and will send a letter that will be drafted by board member Jeffrey Spitz to Jim Hanson (code enforcement officer) and Jeffrey Haas (Town of Highland Supervisor) to advise them of the complaint.

They also discovered an ad stating that "Verns Deli" located on Route 97 Barryville was planning to open a restaurant at "Zach's Lounge" located on the property of 211 Mail Rd. LLC.

Sonya also inquired about a valid liquor license for the premises of 211 Mail Rd. LLC, (specifically Zach's Lounge) but stated that she was going to call the New York State Liquor Authority to inquire.

She requested the resolution given by the Planning Board for 211 Mail Rd. LLC given at the July 28, 2021 Public Hearing.

The secretary stated that she would make a copy and give to the Town Clerk, and that Mrs. Kidney would have to file a FOIL request. Michael and Sonya Kidney will make sure the resolution is upheld, and want the Catskill Mountains Resort to open legally.

Application #3-2021 Frank Monteleone Sub-division SBL 2.-1-1 and 2.-1-2 and 2.-1-3

Mr. Monteleone is looking to subdivide the property from three lots into five lots. Mr. Monteleone will have to provide proof that the property belongs to him, being it is listed on record as the Eldred Preserve. After reviewing the site plan the board discovered that three of the lot's acreage included water. In the new Town of Highland Zoning laws, the water on the property cannot be counted as acreage.

Mr. Monteleone will re-evaluate the maps and return to the planning board for re-submission.

Application #4-2021 Michael Packer Sub-division SBL 10.-1-32.12 and 10.-1-32.13

Mr. Packer owns the property located at 143 Highland Lake Rd. The property is currently ten acres and is requesting to sub-divide into four lots.

A public hearing has been scheduled for December 8, 2021 at 7:00PM.

The secretary will notify the Sullivan County Democrat and the River Reporter in regards to the public hearing, and will submit to the County the required 239M Form. The secretary will also prepare the required mailings to all property owners within five-hundred feet of Mr. Packers property.

Motion to close the Meeting:

Motion: Jeffrey Spitz

Second: Chris Tambini