

Town of Highland
Planning Board Minutes
December 8, 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 (stands in for Doreen Sweeney)
Board Secretary: Monica McGill
Town Attorney: Michael Davidoff (absent)

Motion to approve the October 27, 2021 Meeting Minutes:
Motion: Jeffrey Spitz Second: Chris Tambini
All in favor

Application #4-2021 Michael Packer Sub-division

Motion to open the Public Hearing on Application #4-2021 Packer Sub-division
Motion: Chris Tambini Second: Norm Sutherland
All in favor

The secretary reads the public notice, and certifies the mailings. There were twenty-two letters mailed and fifteen returned.

Chairman Berry Hafkin reads the reply from the county for the 239M Form.

Mr. Packer originally submitted plans for a subdivision of four lots. He submits plans to the members with a change of dividing the property into three lots. He also submits engineering and soil reports.

Driveways were discussed on the Form 239M and board with Mr. Packer. At this time the driveways remain the same and no circular driveways will be allowed now and in the future.

Comments from the public:

Peter Fink (Owner of Sand Beach)

Mr. Fink was happy to hear that the lots soil reports tested fine, and his concern of the original subdivision of four lots was fixed when learning it would only be three lots.

Tim McKenna (133 Highland Lake Road)

Mr. McKenna's concern was the driveways. Right now, there is one driveway the enters the county road. Two driveways to the county road would not be permissible. If the existing driveway gets moved, they would need to obtain a permit.

Joe Mellan (Highland Lake Fire Dept.)

Mr. Mellan's concern are also the driveways. When responding to fire calls driveways and roads are an issue due to our location.

Motion to close the public hearing:

Motion: Norm Sutherland Second: Chris Tambini

All in favor

Motion to make the Town of Highland Planning Board lead agency for SECRA:

Motion: Jeffrey Spitz Second: Norm Sutherland

All in favor

SECRA part (2) read by Chairman Berry Hafkin and completed by the board.

Motion for SECRA part (2) will not result in any significant adverse environmental impacts:

Motion: Chris Tambini Second: Steve Bott

All in favor

Motion to approve Application #4-2021 Sub-division:

Motion: Chris Tambini Second: Norm Sutherland

All in favor

Application #5-2021 Frank Monteleone Lot Line Improvement

Mr. Monteleone owns seventy-one acres on State Route 55 and Steges Road. He wants to take the four existing lots and make three lots.

Motion to make the Town of Highland lead agency for SECRA:

Motion: Chris Tambini Second: Norm Sutherland

All in favor

SECRA part (2) read by Chairman Berry Hafkin and completed by the board.

Motion for SECRA part (2) will not result in any significant adverse environmental impacts:

Motion: Chris Tambini Second: Steve Bott

All in favor

Motion to approve Application #5-2021 Lot Line Improvement:

Motion: Norm Sutherland Second: Chris Tambini

All in favor

Application #7-2021 Jason Perkal Special Use Permit

Mr. Perkal purchased property on 89 Highland Lake Road , and requested that he be permitted to open a campground. The property is zoned residential and the plans submitted showed permanent structures and other amenities that do not follow town laws for campgrounds. There are private homes in the area that may have an issue with his proposal. The board suggested that he reach out to the neighbors for their opinions, and he should hire an engineer to look at the plan, as far as roadways and wetlands. He can then come back to the board with a new proposal that would follow the towns guidelines.

Application #8-2021 Ozdan Development Sub-division

Michael Packer was attended in regards to this application. The property is approximately two-thousand acres and Mr. packer is proposing a two lot sub-division. The property is divided by a road, and access to the property will not be affected, and there will be no development of the property any time soon. The property is used for recreation by the owners and is not open to the public. If access to the property does change the owners will need to obtain a road maintenance plan. Application approved pending a return to the planning board as requested by the Town attorney Michael Davidoff.

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

Attending for this application is Jim Bacon, Andy Willingham (Architect), and Mr. & Mrs. Daniel Silna

The project being proposed is a Bed & Breakfast and with event space. The property is four hundred thirty-five acres plus a lake.

Looking at the details of the plan the board decides that the project will require an engineer hired by the town to advise on how to move forward. The application will be rescheduled for January 26,2022 at 7:00 PM .

Mr. Silna states the main purpose of the project is to utilize the lake for clients that may want to stay at the Bed & Breakfast, and then return to the Eldred Preserve for the actual event.

Motion to make the Town of Highland Planning Board lead agency for SECRA:

Motion: Norm Sutherland Second: Steve Bott

All in favor

SECRA part (2) read by Chairman Berry Hafkin and completed by the board.

Motion for SECRA part (2) will not result in any significant adverse environmental impacts:

Motion: Jeffrey Spitz Second: Steve Bott

All in favor

The Secretary will submit form 239M to the county, and no public hearing will be scheduled at this time pending a report from the town engineer.

Motion to close the meeting:

Motion: Chris Tambini Second: Norm Sutherland

