

Town of Highland  
Planning Board Minutes  
April 3, 2019

Chairman Berry Hafkin calls the meeting to order.

Pledge to the Flag

Chairman states the minutes are being recorded.

Attendance:	Berry Hafkin-Chairman
	Norm Sutherland
	Jeffrey Spitz (absent)
	Julie Sherwood
	Doreen Sweeney (absent)
	Chris Tambini
Board Secretary:	Monica McGill (absent)
Town Attorney:	Michael Davidoff (absent)
Substitute Secretary	Doreen Hanson

Motion to approve the March 6, 2019 minutes:

Motion: Julie Sherwood                                 Second: Chris Tambini

All in favor.

New Business: Pre-Submission conference with the Barryville Farmers Market for site approval.

Berry Hafkin: The current zoning laws for the Town of Highland has no mention of Farmer's Markets, therefore we would not be able to turn it down. If it is not mentioned it is prohibited. In the towns new zoning laws that were approved on March 26, 2019 and according to Michael Davidoff the Town Attorney, the laws should take approximately twenty days from the approval date pending all documents were sent to Albany. Therefore, on April 15, 2019 we would be following the new town zoning laws that permit farmer's markets and farm stands in all districts. The applicant would still be required to come before the Town of Highland Planning Board for site plan approval.

Debra Conway 28 River Road Barryville, NY representing Barryville Farmer's Market and Lori Bizjak representing Barryville Methodist Church are here to present the board with the plan for the Farmer's Market.

Debra Conway: There is a new non-profit organization called Barryville Farmer's Market not to be confused with the former Farmer's Market, that was always held behind the River Market in Barryville for the past fourteen years. They are moving their operation to a new venue in Narrowsburg NY. Many of the vendors were happy with the current location and pleased with alternative sites that the Barryville Chamber of Commerce presented to them. Lori Bizjak and I are representing two non profit

groups that are trying to answer the community outcry to keep a farmer's market in Barryville. The Farmer's Market would be accessible to residents that want to walk or ride their bikes. It would also be an attraction for the Bed & Breakfast in the area. The new non profit group has already received their tax ID # and there is an application into Ashton Market. They now have the necessary vendors list to be eligible to offer WIC and SNAP.

Berry Hafkin: Has the group applied to the New York State Agricultural Department to become a Farmer's Market?

Debra Conway: Yes. The area that has been suggested is either River Road or the Methodist Church. Vendors would be able to put-up open-air pop-up tents. The church was very gracious to offer parking for customers as well as Rasmussen's Funeral Home. The funeral home has approximately fifty spaces. We would now have twice the amount of parking available. We also have commitments from the Sullivan County Probation Department to have available five probationary persons every week that need to do community service. They would be available to block off River Road if necessary. They would allow only residential traffic to access the road. There was also a concern about the noise this may cause. I have written and sent a letter to all the residents on River Road. The church has also offered to open their doors for any musical event we may have. We have gotten a great response from the community that a Farmer's Market will remain in Barryville. We have spoken with Dave Walton on all the concerns and he is asking for documentation from the residents stating they are okay with the proposal.

Berry Hafkin: A proposal like this would require a public hearing.

Debra Conway: We were hoping to alleviate that. This is the time that the vendors are signing up. The vendors that have already signed with us are taking a gamble on whether we will be approved. If it gets prolonged, we will lose the number of vendors needed to move forward.

Berry Hafkin: The community has a right to have a say in this matter. I represent the town and I feel we need a public hearing. We can schedule it for next month even though an application and all documentation has not been submitted. We would need to have the application and documents by April 15, 2019 in order to hold a public hearing on May 1, 2019. The only problem I have is the closing of River Road. I do not have the authority to approve that.

Debra Conway: The County Legislator that represents the district spoke to the County Commissioner of DPW. They do not have the authority either, but have no problem with the closing of the road. We would have to talk to the Town Constables.

Berry Hafkin: New York State has an application that you can submit for permission to close a road. I do not have the authority; therefore, I cannot approve it if it is to be part of the application for site approval. If you want the closing of the road to be part of the application you will need to submit a letter from the state upfront.

Jeff Haas: Town Constables do not have the authority either. The State Police and the Sherriff's Department are the only ones with the authority being it is a county road.

Berry Hafkin: Moving forward, along with the application that we would need by April 15, 2019, we would like maps showing the area, traffic flow patterns, and parking availability. You are permitted under the new town zoning laws to apply for a site plan approval. We are not stopping it, we just feel the public should have a say.

Debra Conway: To whom would the public hearing be open to?

Berry Hafkin: The whole town. Now if you can have the application and other documents in by April 15, 2019, we will schedule a public hearing for May 1, 2019. The closing of the road is a separate issue and cannot be included in the application. We will approve the application at the close of the public hearing. I stress again bring as much documentation to the public hearing.

Motion to hold a public hearing for the members of Barryville requesting a Farmer's Market:

Motion: Norm Sutherland                      Second: Chris Tambini

All in favor

Motion to close the meeting:

Motion: Norm Sutherland                      Second: Chris Tambini

All in favor

Meeting adjourned