

Town of Highland
Planning Board Minutes
November 7, 2018

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
Philip Johnson
Julie Sherwood
Doreen Sweeney-alternate
Board Secretary: Monica McGill
Town Attorney: Michael Davidoff (absent)

Motion to approve the October 3, 2018 minutes:

Motion: Phil Johnson Second: Norm Sutherland

All in favor.

Correspondence: Chairman Berry Hafkin reads letter sent by Boces Western Suffolk requesting information pertaining to the Eldred Central School District. The following are the three questions asked and the response given. The responses were sent by email to Denise Facilla Office of School Planning & Research.

1. The status of any new proposals that have received preliminary approval, and those that have received final approval (but may not have finished final construction,) that fall within the Eldred Central School District boundaries. (No)
2. Any affordable housing or senior housing projects, as well. (No)
3. Any subdivisions that have been completed in the last 5 years and any outstanding projects that may have been approved up to 10 years ago, but to date no further action has been taken. (No)

New Business:

Mr. Tom Miglorino attended the meeting to introduce himself. He is currently a part time resident of the town, and will become a full-time resident upon retirement. Tom is offering the town the opportunity to bring solar energy to the town. The location of a solar farm would be located on Smith-Hugh's Rd, and is approximately thirty-nine acres. They would like to construct a ten-megawatt farm that would use twenty-four acres of the property or a seven and a half megawatt farm that would use fifteen acres of the property. He understands that at this time there is no town code for such a project, but wanted to hear how the board feels on such a project.

Berry Hafkin: At this time there is no town code to bar the sale of solar energy. Solar energy can only be approved for individual houses. You would need to attend town board meeting and present the idea to them.

Tom Miglorino: It would be beneficial to the town financially. Depending on the size of the farm, the town would receive five hundred dollars for each megawatt per year. For example, if the farm was on twenty-four acres and held ten megawatts the town would receive five thousand dollars per year, or paid in advance for the entire year.

Berry Hafkin: As I already mentioned our hands are tied. A town code would have to come first. I recommend that you attend the Town Board Meeting next Tuesday evening and pitch your idea to them.

Tom Miglorino: Thank you all for your time.

Application # 8-2018 Highland River Access Site Plan Approval

My name is Heather Jacksy from Sullivan County Planning. We have been working on River Accesses along the Delaware river along Route 97. We are currently looking for site plan approval on the property owned by the DEC known as Highland River Access. Right now, the access is just a pull off of Route 97, and we are looking to improve the parking area, and the path for pedestrians to make it wheel chair accessible.

Phil Johnson: Is there going to be a boat launch?

Heather Jacksy: No, you will not be able to back a vehicle up to the water, but you can hand launch. There will be a rack there so that you can store your kayak or bicycle.

Phil Johnson: Will you be able to get a small fire truck down there?

Norm Sutherland: That would mean the width of the path would have to be six foot wide.

Heather Jacksy: It is not that wide.

Berry Hafkin: Can you put it in the plans to increase the width to six feet?

Heather Jacksy: I don't think so.

Berry Hafkin: Will there be room for buses?

Heather Jacksy: Probably.

Berry Hafkin: Will there be porta johns?

Heather Jacksy: Yes, they will be seasonal only.

Phil Johnson: Who will be responsible for the maintenance of the property?

Heather Jacksy: The DEC, DOT, and NTS all co-manage the river accesses. They have the right to maintain the property, but they do not have to.

Berry Hafkin: Have you spoken to the town about this project?

Heather Jacksy: Yes, we should have the resolution by Monday.

Jeffrey Spitz: How much more traffic will this bring?

Heather Jacksy: We can't guess how many people will use the access. We are making an egress and ingress so that you will see where the traffic will enter and exit.

Berry Hafkin: How many parking spaces will there be?

Heather Jacksy: There are fourteen parking spaces and the maps I brought show the parking and where the buses can pull off.

Norm Sutherland: When do you want to start?

Heather Jacksy: We submitted an application in July 2018 and should have an answer by December 2018.

At this time Heather Jacksy goes over the maps with the Board and states that there will be no picnic area, and no trash cans.

Norm Sutherland: In order to set the precast planks, it will require a machine that is eight and a half feet wide, therefore a temporary road will need to be constructed. I am surprised that the state is allowing a cable guard rail. All guard rails to my knowledge have been converted to double box beam. Does this project go through the county or state?

Heather Jacksy: The county.

Norm Sutherland: The paving section is not heavy enough to support a bus.

Heather Jacksy: The strip will be different than the parking spots.

Berry Hafkin: The boards next step in this process will be to hold a public hearing.

The county took the lead agency on the SECRA. We would need the resolution from the county by the public hearing date. I suggest that you bring pictures and anything else you feel that would help the public to see the project clearly.

Norm Sutherland: What is Schumacher's involvement?

Heather Jacksy: They helped with the environmental process.

Berry Hafkin: Has the county signed off yet?

Heather Jacksy: We have a resolution that will be made a declaration.

Berry Hafkin: Our next meeting is December 5, 2018 at 7PM. We will hold a public hearing in regards to application #8-2018 Highland River Access Site Plan Approval.

All adjoining property owners will be notified of this public hearing via return receipt request mail. The Secretary of the Planning Board will prepare said letters and notify Heather Jacksy when they can be mailed.

Motion to close the meeting:

Motion: Phil Johnson

Second: Julie Sherwood

All in favor