

Town of Highland
Planning Board Minutes
November 13, 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
Doreen Sweeney
Julie Sherwood (absent)
Chris Tambini

Board Secretary: Monica McGill

Town Attorney: Michael Davidoff

Motion to approve the October 23, 2019 Meeting Minutes:

Motion: Doreen Sweeney Second: Chris Tambini

All in favor.

Old Business

Correspondence: Documents Received

Barbara Garigliano, Keystone Assoc., Derfner & Gillette, and Eric Four

The correspondence from Eric Four and Derfner & Gillette will be entered as part of the Public Hearing for the Application #3-2019 Floating Farmhouse.

Motion to close the Public Hearing for Application #3-2019 Floating Farmhouse Special Use Permit:

Motion: Chris Tambini Second: Norm Sutherland

All in favor

Ken Ellsworth will go over his report with the board. The last review letter was based on the revisions of the plans dated October 1, 2019. Keystone's numbers are the same for each letter.

#4 It was asked that the accessible parking spaces by the barn be paved. There have been changes to that detail. The engineer for the Floating Farmhouse agrees that two inches of a course binder as opposed to two inches of asphalt would be sturdier, and that eight inches of gravel compacted would replace the six inches previously discussed.

Barbara Garigliano: I have spoken to Tom Ward, the engineer, who was unable to attend this evening, and he agrees and will change that.

#8 The Floating Farmhouse engineer was involved in the repairs of the septic system in 2011. The report presented states that the house can now do three hundred ninety gallons per day, which was agreed on based on the size of the lines and tank. Keystone attempted to see what that would mean for a Bed & Breakfast.

Barbara Garigliano: It is not a Bed & Breakfast.

Ken Ellsworth: If it is considered a single-family home, then the system is adequate for three bedrooms. That being said a three-bedroom home that is occupied full time will approximately use on hundred ten gallons per day. Mr. Givone,

owner of the Floating Farmhouse states that it is not occupied full time, and the three hundred gallons would be adequate. This would also extend the system and create additional capacity.

Barbara Garigliano: There was an additional letter from Tom Ward explaining the error in the number of bedrooms. It is a five bedroom and not a three bedroom.

Ken Ellsworth: I am not sure I have that letter.

Barbara Garigliano: If you don't have the letter, I will forward it to you tomorrow.

Berry Hafkin: Initially it was a three-bedroom house correct?

Barbara Garigliano: No, it has always been a five-bedroom house. In the application it is stated as a five bedroom, and the only time it stated three bedrooms was in Tom Ward's discussion in July 2011 and was told incorrectly that it was three bedrooms.

Jeffrey Spitz: So, it is a five-bedroom house, and you advertise that it sleeps seventeen people?

Barbara Garigliano: That was the old brochure, and it has been removed.

Jeffrey Spitz: I just looked at it today.

Barbara Garigliano: Where is it?

Jeffrey Spitz: On the Floating Farmhouse Website today it states six beds that will sleep ten guests, a sleeping ottoman and pull out queen bed in the great room, plus two inflatable queen size beds also included. That is seventeen guests.

Berry Hafkin: That would put you over the limit in regards to public health.

Barbara Garigliano: It will need to be corrected. All wedding advertising had to be removed by court order.

Per request by Michael Davidoff all paperwork submitted by Barbara Garigliano be inventoried and submitted to Ken Ellsworth of Keystone Assoc. to ensure that all involved parties have all documents required. Barbara Garigliano will inventory and then submit a check list to the board secretary so she can inventory her file.

Berry Hafkin: Although the house is not being used fulltime now, there is no guarantee that it will be in the future. The septic would have to accommodate a five bedroom.

Barbara Garigliano: Tom Ward states that if used as a five bedroom there would have to be an additional tank added, and an additional one hundred feet of leach field.

#12 In regards to traffic. Tom Ward was previously asked to submit an approximate traffic count. Going through the ITE manual that deals with various traffic flows for various events he came up with thirty vehicles entering and twenty vehicles leaving each wedding event. This is just an approximation. As heard at the Public Hearing some attendees indicated there was as many as a hundred cars due to vendors and guests. The road can handle the flow without improvements. The road has shoulders and is wide enough. It will be up to the board to decide how it affects the residents.

Berry Hafkin: There were photos submitted at the Public Hearing showing the traffic and parking.

Jeff Spitz: There were also additional photos in regards to the parking sent two days after the Public Hearing.

Barbara Garigliano: What is the date of the pictures?

Berry Hafkin: There is no date printed on the pictures, so I cannot answer that.

Ken Ellsworth: The remaining engineering concerns have all been addressed.

Barbara Garigliano: There have been no comments as to the valet parking and the vacant lot that we discussed a few months ago.

Ken Ellsworth: Anytime that the cars can be parked offsite would cut down the traffic flow. There was a resident at the Public Hearing that stated her hotel would provide parking for the Floating Farmhouse guests.

Berry Hafkin: There will be no decision tonight.

Michael Davidoff: The SECRA will need to be completed.

Ken Ellsworth: Part 1 the long form of the SECRA will need to be completed.

SECRA will be completed at the next meeting be held on December 11, 2019.

Ken Ellsworth: To assist the applicant on answering the section regarding noise on the SECRA part 1, the decibel readings submitted to the town can be a documentation we can attach to the form.

In regards to contacting the fire department, Norm Sutherland will be in charge. He will speak with the chief of the Yulan Fire Department and present them with an updated map and will have a report at the next meeting.

New Business

Application #17-10 Eldred Preserve

Representing Eldred Preserve is Christina Zolezi, Sight Civil Engineer from Langan Engineering.

Berry Hafkin: Eldred Preserve has requested a permit for the Waste Water Sewage Treatment Plant, but the board has received no paperwork regarding this.

Dave Preston: I have a copy of the plan in my office.

Berry Hafkin: The board and Ken Ellsworth have never received that copy.

Christina Zolezi: The Waste Water Treatment Plant was permitted through the DEC. They issued the permit for the discharge.

Berry Hafkin: They (DEC) approved it but the board has not.

Norm Sutherland: When did the DEC do testing to see how much flow would go through Halfway Brooke?

Christina Zolezi: We did not test Halfway Brooke. The DEC established discharge limits based on classification of the stream and with the Delaware River Basin Commission, and then in conjunction established the limits.

Norm Sutherland: Two years ago, there was a dam that restricts the flow down to the Eldred Preserve.

Christina Zolezi: My understanding is that there are existing wells that they use to pump the water into the ponds and creeks during the summertime.

Norm Sutherland: So, your ponds are going to be retention basins and you will discharge them into the brook?

Christine Zolezi: No. The ponds are not to be used for storm water management, or waste water treatment. The waste water treatment plant directly discharges treated effluent into the brook.

Norm Sutherland: So, then the problem will be too much chlorine going into the brook?

Christina Zolezi: We are not permitted, so they have restricted the chlorine levels from what was originally permitted.

Norm Sutherland: So, the brook is dry?

Christine Zolezi: My understanding with them pumping during the summertime, the brook will not be dry.

Norm Sutherland: Where are they going to get water?

Christine Zolezi: They are using the onsite wells to support the water.

Berry Hafkin: Getting back to the paperwork needed, if you can submit to the board to review for the next meeting, the approval letter and report from the DEC.

Christina Zolezi: Okay. Moving to the landscape design. We originally had one cabin that was ADA accessible. It was brought to our attention that all cabins need to have ADA access. Therefore, we will need to install some roads so the guests can park and access the cabins. There is no increase in parking from what was originally approved. It has just been shifted around. We looked at the Storm Water Management System when we received the final designs. We were able to reduce the footprint, and the owner wanted to eliminate a retaining wall to alleviate construction costs. So, we graded out the area and eliminated the wall. We initially looked at the grass paving in the overflow parking, but the owner had concerns. Over time maintenance during the winter and plowing would cause the grass to pop up. So, he would like to pave the overflow parking area. We designed an underground storm water system to manage and treat the run off from the paved parking lot.

Norm Sutherland: Is it the same amount of parking?

Christine Zolezi: Yes.

Berry Hafkin: Did you receive the letter from Keystone Assoc.?

Christine Zolezi: No.

Berry Hafkin: We will get you a copy, please review and we will go over it at the next meeting. How wide is the driveway?

Christine Zolezi: Twenty-four feet I believe, but I will double check.

Ken Ellsworth: Just to verify, the board needs the treatment plan, and report from the DEC to be reviewed before the next meeting.

Christine Zolezi: I will provide the DEC approval letter and the engineering report.

Dave Preston: The permits being requested are for the Waste Water Treatment Plant and the swimming pool.

Christine Zolezi: They have a separate designer for the pool. The pool has always been in the original plan, it has just been redesigned. I will contact the engineer for the pool to make sure that they submit the appropriate plans.

Motion to close the meeting:

Motion: Doreen Sweeney

Second: Jeffrey Spitz

All in favor