

Town of Highland
Planning Board Minutes
June 24, 2020

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
Chris Tambini
Steve Bott (alternate)-absent
Board Secretary: Monica McGill
Town Attorney: Michael Davidoff (absent)
Also, in attendance: Dave Preston (Building Inspector)

Motion to approve the February 26, 2020 Meeting Minutes:
Motion: Norm Sutherland Second: Doreen Sweeney
All in favor

New Business:
Application #3-2020 Frank Monteleone – Site Plan Approval

Mr. Monteleone wants to construct and operate a greenhouse known as Section (13) block (5) Lot (1.3) on the Town of Highland Tax Map, located at the corner of State Route 55 and Proctor Road in Eldred NY. There is a well and septic on the property, but the plans do not show the well. Mr. Monteleone assures the board that the well is one hundred feet from the from the septic tank as required. The parking lot directly across from the Town of Highland building will be the entrance to the greenhouse. Mr. Monteleone is not planning to use the site as a retail operation, this is for personal use at this time, therefore there is no parking issue. He plans to construct a state-of-the-art building that will look very nice.

Jeffrey Spitz states that Mr. Monteleone must be specific on all aspects of his plans and use of the property. Specifics such as lighting, water usage, and will there be a run off, is the septic adequate. He states this now so when it is presented at the public hearing, that these will be the questions being asked.

The greenhouse floor will be all concrete, full foundation, and full frost wall.

Berry Hafkin states that he would like to see more shrubbery added to the plans.

Mr. Monteleone states that right now the property is all grass and adding shrubbery was his choice to enhance the beauty of the property, and is confused on why he needs to add more. He states that he is not removing any trees that might need to be replaced and feels that him and his brother have always strived to keep the corner looking nice.

Berry Hafkin states the property is in the middle of town and that we are asking for more shrubbery. Agriculture is a permitted use in the Town of Eldred and we just want to assure that the property will look good.

Jeff Spitz states that this is a three thousand square foot building and imagines it will use quite a bit of water for watering plants.

Dave Preston states that the only amount of water being used that is relevant to the town would be the water used for the bathroom, which is not going to be for public usage and is well under the required amount. The actual water used for the greenhouse is a business concern and would be the owner's responsibility if he needs to upgrade. The rain water capture will not be objected from the board, but they request that it be added to the plan.

Mr. Monteleone inquired on whether there need to be a public hearing and why. Response was that any large project such as his permits the public to give their input. There will also be a Form 239M that will have to be submitted to the county, and no decision can be made until the board receives their approval. This could take up to thirty days.

Motion to make Town of Highland Planning Board lead agency in SECRA

Motion: Chris Tambini Second: Norm Sutherland

All in favor

SECRA is read by Chairman Berry Hafkin and completed by the board.

Motion for a negative declaration on SECRA for Application #3-2020 Frank Monteloeone Site Plan Approval

Motion: Chris Tambini Second: Doreen Sweeney

All in favor

Jeff Spitz states that by Mr. Monteleone stating he will make it look nice is not enough. The board will need to know specifically meaning actually what is going to be done. He states that as a board member he is responsible to make sure all subjects having to do with site plan approval are addressed. For example, parking, lighting, trash removal, septic, noise, smell etc. This way when you come before the board at the public hearing you will be prepared. This will be located in the center of town where people will drive by and see it and have a reaction. So, in order to do something nice, we need to see exactly what you are going to do. Jeff would also like to know what he plans to grow.

Mr. Monteleone responds by saying he has no idea why he needs to list what he plans to grow. He feels that should have no basis on the decision for site plan or permits.

Jeff Spitz responds that there is a difference when you say it is for personal use and then it becomes retail. It is not about the approval; it is about the site plan and in order to approve the application we need to have a better understanding of what the intent of the building is. For example, when Dollar General applied, we were the ones that said they needed the retaining wall. It was not on their plans. Their property looks the way it does because of the board.

Mr. Monteleone will provide a general description of what he will grow.

Berry Hafkin suggests that the more information Mr. Monteleone provides will make the process go smoother.

Motion to schedule a Public Hearing on Application #3-2020 Frank Monteleone Site Plan Approval to be held on July 22,2020 at 7:00 PM

Motion: Doreen Sweeney Second: Jeff Spitz

All in favor

The secretary will submit a Form 239M to the county for approval.

Unofficial meeting with the board.

Mr. Brian Hamby a representative of Lakewood Capital Group, a land development company located in Knoxville TN has come before the board for information in regards to property being purchased and in contract with the Lakewood Capital Group. The property is located on State Route 55 and Stege Rd. in Eldred. The property is an eight hundred thirty-six-acre parcel with a sixty-acre lake. The plans for the property are to subdivided into five plus acre lots for single

family homes each with its own individual septic and well. A gated community. Mr. Hamby is asking if this is allowed in the town.

Local contractors would be used. The Lakewood Capital Group would obtain approvals and permits and then hire contractors to perform the work. Mr. Hamby inquired if there was a local development in the area he might visit. He was told to contact York Lake Estates. Mr. Hamby inquired how long from obtaining plans to completion would take? The response was with a project of this size the company would be looking at no less than five months. The town would have to hire their own engineer and that Lakewood Capital Group would be responsible for their fee.

Mr. Hamby thanked the board for their time and information.

Old Business:

Motion to approve the Site Plan for Highland River Access presented by Heather Jacksey on October 10, 2018:

Motion: Chris Tambini Second: Doreen Sweeney

All in favor

Motion to close the meeting

Motion: Doreen Sweeney Second: Chris Tambini

All in favor

Meeting adjourned