

Town of Highland

Zoning Board of Appeals January 20, 2022 Meeting Minutes

Pledge to the Flag

Chairman states the minutes are being recorded.

Attendance: Larry Fishman-Chairman (zoom)  
Jim Donnelly  
Gerard Finn  
John Marciano Sr. (absent)  
Peter Madden (alternate)  
Board Secretary: Monica McGill  
Town Attorney: Michael Davidoff

Motion to approve the December 16, 2021 meeting minutes.

Motion: Jim Donnelly Second: Gerard Finn  
All in favor

Motion to open the meeting:

Motion: Jim Donnelly Second: Gerard Finn  
All in favor

The Town of Highland ZBA approves Peter Madden as an alternate member.

Application #3-2021 Frank Monteleone Area Variance (Public Hearing)

Motion to open the Public Hearing Application #3-2021

Motion: Gerard Finn Second: Jim Donnelly  
All in favor.

The secretary reads the public notice and certifies the mailings. There were seven letters mailed and one returned. Mr. Monteleone is requesting from the board an Area Variance for property identified as 2.-1-3. This parcel has a total of 3.53 acres with only 2.82 acres being dry. New town laws do not allow water to be counted as acreage, so the requested variance is for 2.82 acres to be allowed instead of 3 acres required.

No comments from the public.

Michael Davidoff explains the approval is subject to the applicant obtaining approval from the Planning Board for a five-lot subdivision, and if the approval is not obtained the variance is null and void and of no effect.

Motion to close the public hearing:

Motion: Gerard Finn Second: Jim Donnelly  
All in favor

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

Motion: Jim Donnelly Second: Peter Madden  
All in favor

SECRA part (2) read by Michael Davidoff and completed by the board.

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

Motion: Jim Donnelly Second: Peter Madden  
All in favor

Let the record state that the SECRA part (2) is only related to the impact of the parcel being 2.82 acres verses 3 acres.

Motion to approve the Area Variance on Application #3-2021 with the understanding that it will depend on the decision made by the Planning Boards on the application submitted for a five lot subdivision.

Motion: Gerard Finn                      Second: Jim Donnelly

All in favor

Motion to close the meeting:

Motion: Jim Donnelly                      Second: Peter Madden

Meeting adjourned