

Town of Highland

Zoning Board of Appeals March 25, 2021 Meeting Minutes

Pledge to the Flag

Chairman states the minutes are being recorded.

Attendance: Larry Fishman-Chairman
Jim Donnelly
Gerard Finn-absent
John Marciano Sr.-absent
John Vogt (alternate)

Board Secretary: Monica McGill

Town Attorney: Michael Davidoff

Motion to open the meeting:

Motion: Jim Donnelly Second: John Vogt
All in favor

Motion to approve the February 18, 2021 meeting minutes.

Motion: John Vogt Second: Jim Donnelly
All in favor

Application #2-2021 Liara Leonard Area Variance Public Hearing SBL 7.-1-37.3

Recap: Ms. Leonard is constructing a new home and is requesting an area variance to allow her to build the home 22.9 feet from the property line as opposed to the required 30 feet.

Motion to open the public hearing on application #2-2021:

Motion: Jim Donnelly Second: John Vogt
All in favor

Secretary reads the public notice posted in the newspapers.

Letters mailed to the surrounding neighbors: (12) mailed and (8) returned.

Correspondence: (2) emails received by Ms. Leonards neighbors.

Secretary reads into record the correspondence.

No public comment.

Motion to close the public hearing on Application #2-2020:

Motion: Jim Donnelly Second: John Vogt
All in favor

Motion for the Town of Highland ZBA to be lead agency for SECRA part(2) for application #2-2020:

Motion: Jim Donnelly Second: John Vogt
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: John Vogt Second: Jim Donnelly

All in favor

Motion to grant area variance on application #2-2020 Liara Leonard to construct her house 22.9 feet from her property line, with the condition of planting a row of trees between her property and her neighbor Mr. Otte's property as discussed with Mr. Otte and Ms. Leonard.

Motion: Jim Donnelly Second: John Vogt

All in favor

Application #6-2020 Cheryl Lattan Area Variance Public Hearing SBL 10.-1-14

Recap: Ms. Lattan's property is divided by Highland Lake Rd. with 3.25 acres on the east side and 2.35 acres on the west side of the road. Ms. Lattan is requesting an area variance for the property on the west side of the road to be reduced to 2.35 acres as opposed to the required 3 acres.

Ms. Lattan was not present at the meeting.

Motion to open the public hearing on application #6-2020:

Motion: Jim Donnelly Second: John Vogt

All in favor

Secretary reads the public notice posted in the newspapers.

Letters mailed to the surrounding neighbors: (17) mailed and (10) returned.

Correspondence: Sullivan County Form 239M response (attached) read into record by Michael Davidoff.

No public comment.

Motion to close the public hearing on application #6-2020:

Motion: Jim Donnelly Second: John Vogt

All in favor

Motion for the Town of Highland ZBA to be lead agency on SECRA part (2) for application #6-2020:

Motion: Jim Donnelly Second: John Vogt

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: John Vogt Second: Jim Donnelly

All in favor

Motion to grant area variance on application #6-2020 Cheryl Lattan to have the property located on the west side of Highland Lake Road to be reduced to 2.35 acres as opposed to the required 3 acres with the condition of the recommendations made by the county's response of 239M (attached) be followed:

Motion: Jim Donnelly Second: John Vogt

All in favor

Application #1-2021 Mr. & Mrs. Michael Volk Use Variance SBL 21.-1-14.3

Mr. and Mrs. Volk own a shipping container that sits on their property. There was a complaint made to the Town of Highland Code Enforcement Office and the Volk's have applied for a use variance to be permitted to keep the container. They are willing to move the container to a different area of their property. The application was tabled and rescheduled for the next meeting.

Mr. and Mrs. Volk did not appear for the meeting and the board will send the application back to the Code Enforcement Office. (see note below)

Motion to close the meeting:

Motion: Jim Donnelly
All in favor

Second: John Vogt

Note: Ms. Volk spoke to the secretary the day after the meeting and through no fault of her own was not at the meeting. The secretary neglected to inform Ms. Volk the date change of the meeting in March. Therefore, the application will not be sent back to Code Enforcement. Mr. & Mrs. Michael Volk 's Application #1-2020 will be rescheduled and be added to the April agenda for the ZBA.