

Town of Highland
Zoning Board of Appeals Minutes
June 4, 2018

Pledge to the Flag

Motion to open the meeting:

Motion: John Kamp Second: Jim Donnelly
All in favor

Chairman states the minutes are being recorded.

Attendance: Larry Fishman-Chairman
 Joe Miedreich
 Jim Donnelly
 John Kamp
 Joe Marciano Sr.
 Chris Dampman (absent)
Board Secretary: Monica McGill
Town Attorney: Michael Davidoff

Motion to approve the May 17, 2018 minutes:

Motion: Jim Donnelly Second: John Kamp
All In favor

Part (2) two of the Environmental Assessment Form was read by the Chairman Larry Fishman and completed by the Board.

Motion for a negative declaration:

Motion: John Kamp Second: Joe Miedreich
All in favor

Motion to open Public Hearing for Application 3-2018 Sunshine Hall Free Library

Motion: Jim Donnelly Second: Joe Miedreich
All in favor

Larry Fishman: Let the record know that I am abstaining from all votes on this application due to my relationship with the applicant.

Secretary reads the public notice sent to the newspapers.

Mailings to the neighbors of the library:

(24) Mailed, (16) delivered, (2) undeliverable, and (6) not yet returned.

Larry Fishman: Did we receive any correspondence that needs to be read into the record?

Secretary: No

Dave Preston-Code Enforcement

I think you will need to issue two variances. One for the side setback and one for close to (50) fifty feet of the water, to stay within bulk regulations. They will not be able to obtain a permit the way the application reads now. According to the survey the building is 51.3 feet from the center of the water line.

Larry Fishman: So, the side yard setback would go from fifty feet to twenty-five feet, and on the distance from the water?

Dave Preston: I would make both distances twenty feet.

Michael Davidoff: You will need to entertain a motion to amend the application to change the requirement for the side yard setback from fifty feet to twenty feet and to include a setback variance for the distance of at least twenty feet from the high-water line.

Larry Fishman: We will draft a resolution based on what Michael just said.

Motion to amend Application 3-2018 to include two variances:

Motion: John Kamp Second: John Marciano Sr.

All in favor

Motion to grant a resolution for the two variances:

Motion: Jim Donnelly Second: Joe Miedreich

All in favor

Motion to close public hearing on Application 3-2018:

Motion: John Kamp Second: John Marciano Sr.

All in favor

New Business: Application 4-2018 Donald Schaaf (not present)

Dave Preston: Mr. Schaaf submitted for a permit to add a deck. By adding this deck, he will encroach on the setback and I suggested he bring the matter to the ZBA. His neighbor is fine with the project.

Larry Fishman: Where is this located?

Dave Preston: Lake De Venoge.

Larry Fishman: The upper road?

Dave Preston: On the lower road on the side of the lake.

Larry Fishman: Is he fifty feet from the water?

Dave Preston: Yes.

Motion to schedule a public hearing for Application 4-2018 to be held on July 19, 2018 at 7PM:

Motion: Jim Donnelly Second: John Kamp

All in favor

There will be no reason for Form 239 for the county due to the location of the property.

Motion to close the meeting:

Motion: John Kamp Second: Jim Donnelly

