

Town of Rockland Planning Board
August 3, 2011

Members Present: Chairman Thomas Ellison, James Severing, Chris Andreola, Phil Vallone, Carol Park and Richard Barnhart. Absent: Nancy Hobbs. Also present Supervisor Edward Weitmann.

The regular meeting of the planning board was opened at 7:00 pm with the pledge to the flag. On a motion by Phil, seconded by Chris the minutes of the previous meeting were accepted as presented.

Grant Decker addressed the board regarding a two lot subdivision on Hunter Lake. He inquired as to the feasibility of dividing the parcel into the two lots due to the number of existing lots that will be serviced by a 50' right of way to the lake. Discussion followed.

Mr. Decker will:

- 1 Check to see who else has a right of way.
- 2 Question existing adjoining lot owners regarding a Home Owners Association for the purpose of road maintenance.
- 3 Will check on the specifications for a private road.
- 4 Will check the two parcels to assure they are conforming properties.

Bruce Fulton addressed the board regarding a two lot subdivision on Beaver Lake Road – Rex Subdivision. The client would like to divide her existing acreage into a 41.69 acre parcel and a 10.1 acre parcel. Discussion followed. Mr. Fulton will:

- 1 Obtain deep pit perc tests
- 2 Obtain a letter from Ted Hartling, Highway Superintendant, confirming the feasibility of a driveway placement on the smaller parcel.
- 3 Check to see if the properties are within the Catskill Park.
- 4 Provide mailings to neighboring properties per regulations.

Public hearing will be held on September 7, 2011 at 7:15 pm.

Phil made a motion to grant conceptual approval, Jim seconded and all were in favor.

Rich made a motion for the town of Rockland to act as lead agency, Phil seconded and all were in favor.

Tom Ward addressed the board regarding a site plan for Phil Valone. Phil recused himself from this item. Already existing cabins are proposed to be moved out of the flood plain to an alternate property. Discussion followed. Chairman Ellison will discuss Creekside Cabins Site Plan with the town engineer and respond back to Mr. Ward. Jim made a motion for the town of Rockland to act as lead agency, Chris seconded and all were in favor. The Board will notify the DEC and the county of lead agency.

Public hearing is set for September 7, 2011 at 7:45pm. Applicant will notify neighbors and provide an escrow account for engineer's review.

Catskill Brewery – Randy Lewis, Kurt Gunn, Dana Ball addressed the board. Phil stated due to a perceived conflict of interest, he would recuse himself from this item. Discussion regarding the redesign of the truck traffic onto Old Rt. 17 followed. The Planning Board's previous concerns have been addressed. Randy, Kurt and Dana will:

- 1 return with a complete set of plans
- 2 complete site plan
- 3 Provide funds for a \$200.00 escrow account
- 4 Check with Town on availability of public water and sewer
- 5 Complete Special Use, SEQRA and Site Plan applications
- 6 Notify neighbors of public hearing

Chris made a motion to grant conceptual approval, Rick seconded and all were in favor. Lead agency has already been established. The Chairman will consult the Town Attorney on the standing of NYS DOT in this matter and send them a Notice of Intent, if needed. Public hearing is scheduled for September 7, 2011 at 8:15 pm.

Phil rejoined the board. Phil made a motion to adjourn, Rick seconded, all in favor. Meeting adjourned at 8:20 pm.