

Town of Rockland Planning Board  
September 7, 2011

Members Present: Chairman Thomas Ellison, Richard Barnhart, Nancy Hobbs, Phil Vallone, Carol Park and Chris Andreola. Absent: James Severing. Also present were Charles Irace, Code Enforcement Officer, Wes Illing, Engineer for the Town and several members of the ZBA.

The regular meeting of the Planning Board was opened with the pledge to the flag. On a motion by Phil, seconded by Richard the minutes of the August meeting were accepted as presented. Chairman Ellison thanked Carol for doing a fine job of taking the minutes in the clerks absence.

Mr. Bruce Fulton presented requested information on the Rex subdivision.

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This property is not in the Catskill Park.

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A letter was presented from the Town Highway Superintendent stating that there was sufficient site distance for a driveway.

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Perk and deep test pit data was presented and noted on the maps.

The chairman read and completed the short SEQR form. Phil made a motion to declare a negative declaration, Richard seconded and all were in favor.

Correspondence: County workshop at Bethel Woods  
Rural Futures newsletter  
Talk of the Town magazine  
Cell Tower inspection reports for three towers

At 7:15 pm the regular meeting of the Planning Board was recessed in order to open the public hearing on the Rex Subdivision. There being no one from the public present wishing to comment, the public hearing was closed on a motion by Phil, seconded by Nancy. Chris made a motion to grant final approval, Phil seconded and all were in favor. The chairman signed the maps and the clerk collected the subdivision fee.

Randy Lewis, Kurt Gunn, and Dana Ball addressed the Board concerning the Catskill Brewery. Phil recused himself from the Board. Wes had an opportunity to review the project plans and submitted his comments for review as follows:

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Signage: size and graphics needs to be addressed as well as location noted on site plan

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Landscaping: type and height of trees etc. A waiver may be requested for some items (see details of letter).

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Parking: number of spaces are adequate as drawn on the site plan with room to eliminate one or two to allow for larger spaces.

At 7:45 pm the regular meeting of the Planning Board was recessed in order to open the public hearing on the Creekside Ventures project. Mr. Thomas Ward presented an overview of the project for those present. Mr. Vallone recently purchased a three acre piece of land and wished to move four of his fishing cabins to the new location, taking them out of the 100 year flood area

There were questions from the public on water source, septic removal and future expansion. One well will be drilled to serve all four cabins and one or two septic systems installed. The septic systems will need approval from the State Health Department. These will be located over 100' from the river. The area is zoned residential. Mr. Vallone does not have any future plans to expand the business in that area. On a motion by Carol, seconded by Chris the public hearing was closed. The regular meeting re-convened. Chairman Ellison stated that the first order of business was to define and classify this project.

It is not a bungalow colony nor single family homes. This is similar to an RV camp ground offering water and septic hookups. Ken Klein, the Town attorney was consulted on this question. This is a pre-existing, non conforming use. His recommendation is to call it a Special Use for Outdoor Recreational Activities (with site plan review).

On a motion by Chris, seconded by Carol and all being in favor (5/0, Phil recuse himself), the Creekside Ventures project will be called a Special Use for Outdoor Recreational Activities. There was discussion on one septic system meeting the needs of the four cabins, two may need to be installed.

At 8:15 pm the regular meeting of the Planning Board was recessed in order to open a public hearing on the Catskill Brewery project. Mr. Lewis gave an overview of the project for the public present and accepted questions. The brewery would manufacture a speciality beer Monday - Friday to sell locally. There would be a tasting room and tours available on weekends. They would be connected to municipal water and sewer and truck in spring water for the brewing process. There would be limited truck traffic in and out.

On a motion by Chris, seconded by Nancy the public hearing was closed and the regular meeting re-convened. Chairman Ellison addressed Wes' concerns of landscaping, signage, drainage and parking for the project.

A county driveway permit must also be obtained as well as clarifying the easement lines with Fred and Judy Emery. Mr. Lewis will request waivers for landscaping and parking issues as discussed in Wes Illing's letter and provide information on signage. A liquor license must be obtained for this business.

Chairman Ellison completed the short SEQR form and on a motion by Richard, seconded by Chris a negative declaration was made and approved 5/0. The clerk will submit documentation to the County for the 239 Review process. This Board will meet again on September 21, 2011 at 7pm to review additional information for the Brewery and Creekside projects.

There being no further business before the Board Chris made a motion to adjourn, Richard seconded and all were in favor.