

Town of Rockland Planning Board
October 6, 2010

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

Acting Chair, Chris Andreola opened the meeting with the pledge to the flag. On a motion by Carol, seconded by Rick the minutes of the previous meeting were accepted as presented.

Jim presented information on a lot improvement for Gary and Patricia Rogers, Pleasant Street, Livingston Manor. The Rogers' currently own five lots and after improvements there would be three. They would like to combine parcel #48-1-11 & 12; attach approximately 1 acre to parcel 48-2-6 from 48-2-16; and attach approximately 1 acre to parcel 48-2-7 from 48-2-16. The area is zoned general business and the Rogers' operate a saw mill (this will remain). The lot improvement simplifies the lot lines and keeps the mill traffic off the road. There is municipal water and sewer to the lots. Rick made a motion to grant this lot improvement, Nancy seconded and all were in favor with Jim abstaining.

Wes updated the board on the Two Plus Four construction of the senior apartment building. The storm water catch basins were not installed per specs and Wes stopped the construction. He inspected the work, took measurements and asked them to model the new configuration. The change proved to Wes that they could achieve the storm water mitigation as promised the public.

The cell tower company met with Wes and a vegetation plan was implemented this summer. The plants are growing nicely and the area will be reinspected in the spring with more plants being added as necessary (a three year program). The lower end of the roadway to the Dickman site needs paving to satisfy the neighbor. Wes will be in touch with the tower company for compliance.

Correspondence:

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An e-mail was received from a neighbor of William Haas, Gulf Road, Roscoe concerning the construction in the area. Tom answered his concerns about the recent subdivision (a copy is filed).

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The ZBA will be holding a meeting on an application from Mr. & Mrs. Dauch, Rockland Rd, Roscoe on the construction of a replacement garage.

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The Town Comprehensive Master Plan will be presented at a public hearing on 10/7/10.

Wes raised concerns about the Parksville DOT construction. They cleared a portion of land as a staging area and he feels this may not have been part of the storm water plan. He will contact the Supervisor with this concerns and ask him to pass them on to the Army Corps of Engineers for their study.

There being no further business before this Board, Rick made a motion to adjourn, Carol seconded and all were in favor.