

Town of Rockland Planning Board
December 1, 2010

Members Present: Chairman Thomas Ellison, Richard Barnhart, Phil Vallone, Carol Park, Nancy Hobbs and Chris Andreola. Absent: James Severing. Also present: Charles Irace, Code Enforcement Officer, Wes Illing, Engineer for the town, Town Board members, Ed Weitmann, Glen Carlson, Eileen Mershon and Robert Eggleton and ZBA members Sheila Shultz and Sarah Madison.

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Phil and seconded by Rick, the minutes of the previous meeting were accepted as presented.

Mr. George Fulton appeared before the Board with information on a lot improvement for Fred and Ann McGar. Mr. McGar previously sought ownership to the right of way into his property by purchasing 1.21 acres from his sister, Joan Robinson. At this time they would like to re-define the property lines and acquire another portion of the property. This would include a small pond situated at the rear of the lot. An old trailer was located on the property that has now since been removed.

Phil made a motion to grant approval of this lot improvement Rick seconded and all were in favor.

There being no further business before the board the regular meeting was recessed to allow discussion of changes to the Comprehensive Master Plan.

The Town Board and ZBA members joined the Planning Board to review and discuss the updates proposed to the master plan.

Some changes would be made to zoning designations mostly due to flood prone areas. Neighborhood business areas would be enlarged in both Livingston Manor and Roscoe.

An area along the White Roe Lake Road would be zoned for 5 acre lots, this includes two large tracts of land currently owned by the boy scouts and the Sisters of Bethlehem.

A section on storm water management will be added.

Definitions would be clarified.

Setback regulations for property near water will be better defined.

Site plan reviews will include more steps to cover relevant issues.

A flood damage prevention law would be defined and added to the town codes.

Additional work sessions will be scheduled to complete this plan before final adoption.

On a motion by Phil, seconded by Rick the regular meeting was opened. On a motion by Phil, seconded by Chris the meeting was adjourned.