

Town of Rockland Planning Board
March 7, 2012

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

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

Mr. Derek Kelly appeared before the board requesting a letter acknowledging a subdivision previously approved by the Town located on Hunter Lake. There are five individual owners of six lots that were divided up in the 1970's. Two out of the five would now like to build on their lots and the electric company is questioning the subdivision.

Mr. Kelly presented a subdivision map that was re-certified in June 2008. Soil tests and preliminary building envelopes were done for each lot. Phil made a motion allowing the Chairman to write a letter after confirming the existence of the lots with the town assessor, Nancy seconded and all were in favor. The clerk will check with the assessor and forward the information to the Chair.

Phil and Jim recused themselves from the table. Jim presented information on a lot improvement for Hal Klinger, Gulf Road, Roscoe. Mr. Klinger wishes to sell a 10 acre piece of his property to an adjoining land owner. Previously this lot had been submitted for a subdivision but the second party backed out of the deal and it was never completed.

Richard made a motion to approve this lot improvement, Chris seconded and all were in favor. Phil rejoined the Board.

Jim presented information on a subdivision on Skyline Drive, Livingston Manor for Singh and Gill. A 16.19 acre lot will be subdivided into three parcels (a covenant on this deed states that no more than three lots can be made from this tract of land). This will not create any storm water issues as the road is already in place.

The Board had discussion. Deep pit and perk tests will be needed and Jim was asked to provide a topo map showing the contours of the property and present a waiver request for the long lot. A note on the maps referencing the deed Liber and covenant is also requested. County 239 review and a public hearing will also be necessary. Jim would like to have the public hearing in May so as to have all the information presented and accepted in one meeting.

On a motion by Phil, seconded by Richard, and all being in favor conceptual approval was granted. On a motion by Phil, seconded by Nancy and all being in favor, the Town of Rockland Planning Board declares themselves lead agency. The clerk will send out letters of intent to the County and the NYS DEC.

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Phil again recused himself from the table as discussion took place on the Beaverkill Brewery. The county had made a suggestion about providing walk-ability to and from the brewery.

The applicants are encouraged to consider the walking path of patrons to their establishment and future growth. On a motion by Chris and seconded by Carol final approval was granted for this project.

Mr. Richard Bishop approached the Board requesting their feed back on a change of use. He is considering purchasing the old hospital clinic building located on Rockland Road, Roscoe. He now rents the farm fields surrounding this building and if he purchases the building he'd renovate it to use as storage, processing/packing and housing some of his seasonal farm workers.

This is a three piece modular unit with office space that would be perfect for bedrooms along with rooms for coolers and processing of his potato chip product. All of his product is taken to the city for sale. There would be some smell generated in the processing but not overly much.

The Board is in favor of this change of use. A site plan will be needed and possibly a public hearing scheduled. The chairman will touch base with the town attorney for clarification on this.

Correspondence: the training course the county offered had been re-scheduled for March 29th at the government center. This is a four hour course and would meet the whole year's requirements for continuing education.

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