

Town of Rockland Planning Board
April 4, 2012

Present: Chairman Thomas Ellison, Phil Vallone, Carol Park and James Severing. **Absent:** Chris Andreola, Richard Barnhart and Nancy Hobbs. Also present Charles Irace, Code Enforcement Officer.

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

The Catskill Brewery presented their final site plan showing the office space, raised vegetation beds, shrubs to shield the parking, and entrance and exit signs. The also presented their signage information. Carol made a motion to grant final approval, Jim seconded and all were in favor.

Jim made a motion for Thomas Ward to serve as alternate engineer for the Town, Carol seconded and all were in favor.

Mr. Richard Bishop, Mountain Sweet Berry Farms and Mr. Wes Illing presented information for a change in use for the old CRMC clinic building on Rockland Rd. Mr. Bishop presently leases the farm fields surrounding the clinic property and is in contract to purchase this piece. He would like to renovate the building to be used as farm worker housing and light manufacturing for his potato chip operation.

Chairman Ellison checked with the town attorney about this operation and it is a permitted use in the neighborhood business zoned designation of the area. Phil made a motion declaring this an agricultural activity, Jim seconded and all were in agreement.

A change in use can trigger a site plan review but it was up to the Board whether they felt it was necessary or not. There was discussion. Carol felt it may cause disension in the community to proceed without a public hearing. Mr. Bishop has spoken to both adjoining neighbors about his intended use for the property and both were in favor of his operation. There is a time issue at hand due to the planting season coming up quickly. A public hearing may shed light on any potential problems that the board had not thought of.

The site plan presented includes the following items:

- Vegetation along property lines
- Parking spaces
- Securing the Lp tank
- Truck ingress/egress, parking, loading
- Outside lighting and signage
- Inside rooms: layout of operation and housing separation

The applicant is asked to provide a copy of the land lease agreement or contract for the files to show the agriculture link of the properties. Mr. Bishop expected about two larger delivery trucks per week with smaller trucks exiting for deliveries.

There would be minimal odors related to the potato chip fryer exhaust fans. As business increases addition fans would be installed. Intended hours of operation would be from 7:00 am til 5:00 pm.

Phil made a motion to approve the site plan contingent upon receiving copies of the lease agreement; approval of the County 239 Review and receipt of a waiver request for parking and vegetation planting (for 2013), Jim seconded and all were in favor.

On a motion by Phil, seconded by Jim and all being in favor, a public hearing will be held in two weeks - April 18th at 7pm. Phil made a motion that the Town of Rockland Planning Board be lead agency, Jim seconded and all were in favor. Letters of intent will be mailed to the NYS DEC and the county.

Chairman Ellison read and completed the SEQR form. Jim made a motion to declare a negative declaration, Phil seconded and all were in favor. Mr. Bishop supplied a check for an escrow account. Mr. Illing will mail notices of the public hearing to property owners within 500' of the property and supply verification to the clerk.

Correspondence: Upcoming training on April 21st

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