

Town of Rockland Planning Board  
August 7, 2013

Members Present: Chairman Thomas Ellison, James Severing, Chris Andreola, Joy Wood, Richard Barnhart, Carol Park. Absent: Nancy Hobbs  
Also present: Wes Illing, engineer for the town.

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

Mr. Bruce Fulton presented information on a two lot subdivision for John Albarino, Back Shandelee Rd, Livingston Manor, SBL # 44.-1-11.4. The property is currently 33.38 acres. Mr. Albarino would like to divide it into two lots, one being 2.28 acres, containing the existing house, well and sewer system and the second being 31.1 acres containing the existing barn and well.

There was discussion. If no septic system exists on the large piece then perk and deep test pits with engineering must be completed. Mr. Fulton will look into this and advise the board. There are existing driveways to each piece. Carol made a motion to grant conceptual approval, Richard seconded and all were in favor. A public hearing will be set for September 4<sup>th</sup> at 7pm.

Mr. Jeff Roberts presented information on two lot improvements on Hunter Lake along Indian Lane. Mr. Kevin Dunn and Mr. Andrzej Kasprowicz bought an adjoining lot at the county tax sale and would now like to divide it, adding a piece to each of their existing lots. This would eliminate one lot and improve two. Richard made a motion to accept the Dunn/Kasprowicz lot improvements, Jim seconded and all were in favor.

Mr. Joe Bowers presented the board with information on his desire to open a gun shop along Rockland Road, Roscoe. He stated that Ryan Edwards is trying to purchase the Fur Fin and Feather sports shop and Joe would work for him, giving the shop two licensed gun dealers. In the mean time, Joe would like to begin working an internet gun sales business out of his home. If the partnership doesn't work out he would have his own business. He is applying for his FFL license and the home business would be pick up by appointment only.

At this point in time Joe would run the internet business only, no retail. There is vacant building space behind the residence that he would utilize for gun storage (in a gun safe) and meeting customers to complete transactions. There was discussion. This is zoned neighborhood business, is this a special use for retail and services or an accessory use (as a home based business)?

Chairman Ellison suggested this be a retail operation to allow for possible growth. A permit application and site plan would be needed. The site plan should show the buildings' layout and room use, right of way, ingress and egress, signage, and lighting. Mr. Bowers will return to the board with this information.

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Mr. Ellison will meet with the owner of the Campbell Inn of Roscoe to discuss future plans for the facility. Mrs. Sheila Shultz will also be present for the discussion.

Mr. Ryder contacted Mr. Ellison concerning a children's day camp on Little Ireland Road. He was invited to attend this meeting.

Chairman Ellison was also contacted concerning the Bott property off Parkston Road to be developed into a corporate retreat. The access road go directly through a summer camp.

Mr. Ellison has received correspondence from the cell tower company about adding transmitters. Wes shared his concerns on the emergency radio towers near the town line in Delaware County. Tom will draft a letter expressing our concerns.

Chairman Ellison welcomed as the newest member Joy Wood of the board.

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