

Town of Rockland Planning Board  
June 5, 2013

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

At 7:00 p.m. Chairman Ellison opened the public hearing on the special use permit application from Robert Eckert for Northern Farmhouse Pasta. Mr. Eckert is renovating a building on County Rt 206, Rockland Rd to house his pasta operation. He presented revised site plans showing vegetation, signage and lighting.

Ethan Cohen, a Roscoe resident and employed by the Sullivan County Division of Planning offered comments concerning the look of the lot. As this is a rural area, even though zoned neighborhood business, he would like to see the farmhouse look of the lot be preserved (less parking and more lawn in front). Mr. Eckert had no problem achieving this.

There being no one else from the public in attendance who wished to comment Richard made a motion to close the public hearing, seconded by Chris and all were in favor.

Chairman Ellison opened the regular meeting of the Town of Rockland Planning Board with the pledge to the flag. On a motion by Carol, seconded by Richard the minutes of the previous meeting were accepted as distributed.

Charlie introduced the new Code Enforcement Officer, Glenn Gabbard to the Board. Chairman Ellison welcomed him and stated how good it has been working with Charlie and wished him the best of luck in his retirement.

Chairman Ellison reviewed the comments made for the Northern Farmhouse Pasta Project. Mr. Eckert had no problem situating most of the parking along the sides and in the rear of the building with handicap access in front. Mr. Illing spoke to the need of a landing and hard surface for wheel chair ease of travel, Mr. Eckert is aware of this and will incorporate the necessary items to be compliant.

The production of pasta, as the principal permitted use, is an agricultural related activity with the retail space triggering the special use permit. Chairman Ellison read and completed the SEQR form. Chris made a motion to declare a negative declaration, Richard seconded and all were in favor. At the time of this meeting we had not received a response from the County Planning on the 239 Review. Once this is received and concerns addressed final approval may be granted.

Mr. Thomas Ward presented information on a house re-build on Hunter Lake and a special use permit application. Janet Ciardullo of 96 Park Drive, Parksville lost her home to fire in March of 2013 and would like to re-build on the lot. The old structure was 24' x 40' and the new will be 26' x 40' (just 2' wider). This is the closest they can get to the original with a manufactured

home. The home would be moved back off the property line to make the lot more compliant. The septic system is less than 20 years old and in good condition - concrete tank and leach fields. Mr. Ward presented the SEQR form which the Chairman read and completed. Richard made a motion to make a negative declaration, Nancy seconded and all were in favor. Chris made a motion to grant final approval of this re-build application, Carol seconded and all were in favor.

Chairman Ellison spoke at length with a gentleman who is considering purchasing property on Miller Heights in Roscoe. He would like to establish a solar plant. The property is approximately 68 acres most of which is the side hill. While this might seem like a good idea, disturbing the land to install and stabilize the solar panels would create a lot of runoff. There was discussion. This Board needs to review and define this kind of operation to see what it fits into the overall plan for the town.

Mr. Ellison had a call from the owner of the Deckertown Garage requesting an extension of operating hours on Saturday. He is not present to discuss this tonight. Mrs. Enid Lotz submitted a letter of objection as they have not complied with the special use conditions for the business thus far. As this board is not the regulatory agency this matter is referred to the Code Enforcement Office to address.

The Code Enforcement Office is working with Madison's on Main Street as they extend their food business into the rear of their building for a sit down restaurant.

The Town has established an advisory committee for the continuation of the Historical Inventory for the Town of Rockland. Discussions are being held to outline how to shape, not hinder development in the Town to preserve its history.

We informed this board that the Town of Liberty is updating their zoning codes and one issue under discussion is zoning decreasing lot size from 10 acres to 1 acre. We send a personal letter of objection to this change (not as representative of the town). He advised them of mitigation measures for environmental impacts and special treatment for water shed properties impacting other towns.

There being no further business Richard made a motion to adjourn, Chris seconded and all were in favor.