

Town of Rockland Planning Board  
November 6, 2013

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

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

Hemlock Ridge representatives John Bainlardi and Gary Friedman presented updated information on the re-development project. They presented letters received concerning endangered species and historic preservation. Both stated that there would be no impact in the area. The clerk for the board received letters of acknowledgment for lead agent from the NYS DEC and NYS Homes & Community Renewal offices.

Wes Illing submitted his comments to the board and each item was reviewed. Several items have already been addressed by the project engineer and waivers would be requested for other items.

- Storm water mitigation/run off plans
- Inflow and infiltration
- Parking

There was discussion on whether parts of or the whole re-development project must meet current zoning codes. Chairman Ellison will consult with the town attorney on this issue.

The project was also reviewed by the project planner and architect with several concerns being addressed:

- Handicap accessibility
- Sidewalk grading
- Relocation and remodeling of the club house
- Dumpsters and mailbox locations noted on the plans
- Mobility impaired units were modified to meet needs

After discussions and financial review, stick built units are being considered instead of the original pre-fab construction plans. The stick built units would better meet the energy efficiency levels as well as the handicap regulations. There was discussion on the invasive species noted on the landscape plans - this will be reviewed and amended. There was also discussion on view shed to neighboring properties.

Mr. Bainlardi and Mr. Friedman had just completed a meeting with the current tenants of the housing project, outlining the re-development project and steps regarding their apartment movement during the re-construction.

Livingston Manor Central School representatives, Mrs. Fox, Mrs. Johnson and Mr. Madison were in attendance and thanked the Board for their letter and posed several questions about the project and it's impact on school enrollment.

- Current occupancy verses future: there are currently 100 units and the redevelopment would be for 60. They have been at an 80% rental level for many years so feel the reduction in units will have little or no impact on school enrollment. Their goal is to keep affordable units for families as well as seniors citizens in order to encourage long term stability.
- Will tenants be moved out during the construction and who covers the costs? No tenants will be moved out of the project but within and Wilder Properties will take care of all expenses for that. If a tenant doesn't want to deal with the construction and move they are free to leave but at their expense.
- Will the cost of renting change for the tenants? No
- What about the tax levy for the project? Currently there is a PILOT program in effect and this will likely continue. The Town Board addresses this program.

Chairman Ellison stated that paperwork had been sent to the Town Planner, Thomas Shepstone but he has not responded with any comments. As this project has progressed well he does not feel we need Mr. Shepstone's input and with the boards permission he will contact him. On a motion by Jim, seconded by Richard and all being in favor, Chairman Ellison will proceed. A public hearing will be set for Wednesday, December 4, 2013 at 7:00 p.m. to hear any comments on this project. The clerk will put a notice in the Sullivan County Democrat and Wilder Properties will notify all property owners within 500' of the project area. After the public hearing the project will need County 239 Review.

In August this board had discussion on the Deckertown Garage's request to extend their Saturday working hours. Two extra hours were granted conditionally with review in three months. Chairman Ellison asked the code enforcement officer if he has had any contact or complaints on this establishment. He has had continued dialog with the neighbor as well as the business principals. There have been complaints on the number of vehicles parked around the business, noise and unattended landscaping. There was discussion. Chairman Ellison will consult the town attorney on the feasibility of calling a public hearing to re-assess the situation and re-issue or revoke the special use permit.

Correspondence has been received from SBA, the cell tower company on it's permit renewal for the Clements site (Old Rt 17). There was discussion on the condition of the roadway. Jim made a motion to grant the renewal with the 5 year time frame with the condition to correct the roadway issues within one year and submit three copies of their yearly inspection reports to the town. Nancy seconded and all were in favor. Glenn Gabbard noted that each carrier has applied for permits to install emergency generators at each site with diesel fuel to run the generators (this would most likely be a minimal amount but still a concern).

On a motion by Jim, seconded by Richard, this meeting was adjourned.