

Town of Rockland Planning Board
September 4, 2013

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

At 7:00 p.m. Chairman Ellison opened the public hearing on the Albarino Subdivision. No one from the public present wished to comment. Richard made a motion to close the public hearing, seconded by Nancy, 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 Richard, seconded by Joy the minutes of the previous meeting were accepted as presented. Chairman Ellison noted that the Board had not declared themselves lead agent in the Albarino Subdivision. There was discussion and the consensus was that it had been done at the last meeting. On a motion by Richard, seconded by Carol the minutes of the previous meeting would be amended to reflect such.

Mr. Bruce Fulton presented an updated map for the boards approval on this subdivision. After last month's meeting he met with the property owners and located an old sewer system for the barn. This is shown on the map along with the well location.

Chairman Ellison read and completed the SEQR form. On a motion by Nancy, seconded by Joy and all being in favor a negative declaration was made. Carol made a motion to grant final approval, Richard seconded and all were in favor.

Chairman Ellison stated that Joe Bowers was planning on attending this meeting to continue the discussion on his gun shop but he did not have the site plan ready to present. He expects to attend next month.

Mr. Ellison has been in discussion with Mr. Robert Wilder of Hemlock Ridge Apartments. His company has once again applied for funding to re-build the apartment complex. As this is a major impact project they will come in for a special use permit and present site plans and supporting documentation.

Mr. Ellison and Mrs. Shultz met with the owners of the Campbell Inn property to discuss possible uses for the facilities. They were looking for the town's input on how to best market the property.

Mr. Gabbard raised some concerns over the Ciardello home replacement on Hunter Lake. There is a discrepancy in the original size of the building according to the assessors records. The board will be more diligent in their future discussions and approvals, seeking supporting documentation.

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SBA sent a renewal application letter for the cell tower located on Old Rt 17 (Clements site). They are requesting a five year renewal. There was discussion on the condition of the roadway. Wes will discuss our concerns with the applicant and notify the board of the results. The renewal will be tabled until next month for further discussion.

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