

Town of Rockland Planning Board  
September 7, 2016

Members Present: Chairman Thomas Ellison, James Severing, Richard Barnhart, Nancy Hobbs  
Absent: Robert Eckert, Joy Wood, Chris Andreola

The minutes of the August 3<sup>rd</sup> meeting could not be approved and was tabled until the next meeting.

Mr. Gordon LeRoy appeared before the board representing Mr. Bajor of Elm Hollow Road for a special use project to replace the home on his property. He presented a survey map showing the existing structures. Mr. Bajor is hoping to replace the existing 649 square foot building with a new log cabin. He presented two options - his first choice a 768 sq ft home, second choice 536 sq ft. The new structure would move forward closer to the road. The existing concrete slabs would be removed.

The board members had discussion on the project. A more detailed map needs to be presented showing new septic and well location, house site, and land topography. The structure would need to be constructed meeting the flood regulations. A SEQR review form must be submitted along with the completed site plan. This project needs county review and a public hearing.

Richard made a motion that the Town of Rockland Planning Board be lead agent, Jim seconded and all were in favor. The clerk will notify the NYS DEC and Sullivan County with a letter of intent.

Mr. George Dolce appeared before the board with a special use project to replace his home on Beaver Lake Road. An existing mobile home sits on the property and he would like to replace it with a new double wide. He presented a site plan showing the existing structure and the proposed new one. The new structure would be an increase in size of 275 sq feet and would improve the side yard set backs slightly.

Nancy made a motion that the Town of Rockland Planning Board be lead agent, Richard seconded and all were in favor. The clerk will notify the NYS DEC and Sullivan County with a letter of intent. A public hearing would be held at the next meeting, October 5<sup>th</sup> at 7pm a fee of \$50 would be collected then. Mr. Dolce was instructed to obtain mailing labels from the assessor for all properties surrounding his lot and provide proof of mailings.

Chairman Ellison read the SEQR and completed the form. Richard made a negative declaration on the SEQR, Jim seconded and carried 4/0.

Evelyn Yiovanoglou appeared before the board with an accessory use application to open a home based business for making soap at her residence at 1995 Old Rt 17, Roscoe. She presented a copy of her property survey showing adequate access and outlined her intent to sell mostly on line. She would be making small batches of soap using natural ingredients like herbs and flowers. A small wooden sign would be installed at the front of her property.

Richard made a motion to grant approval of this accessory permit application, Jim seconded and carried 4/0. Chairman Ellison congratulated Mrs. Yiovanoglou and wished her success.

Jim recused himself from the board as Haven for Humanity approached. They presented an updated site plan showing their property as an agricultural operation. Housing would be provided for workers with proposed campsites for the public who may wish to visit and tour the operation. Some concerns raised was whether this was presented before the town building moratorium went into affect; this being a change of use; and whether this was a major impact or not. As the number of board members present were low no action could be taken and would be tabled until the next meeting.

Jim rejoined the board.

Correspondence: Sullivan County treasurer sent a letter reminding the board to advise potential vacation home rentals to register with the county.

Update:

- Enchanted Mountain, owning property along Old Rt 17, Livingston Manor is located in a general business area and will begin constructing a farm market stand.
- No movement has taken place on an inquiry to enlarge the mobile home park on Arts Blvd.
- Manor Motors: Mr. Triangle had obtained a permit to construction the foundation of a proposed garage to house his antique cars. Since then the contractor and abandoned the project and Mr. Gabbard wasn't sure if another had been hired.
- New brick oven pizza operation is at a stand still. The travel trailer (for selling gellato) will be removed and an agreement has been accepted for parking.

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