

Town of Rockland Planning Board
April 6, 2016

Members Present: Chairman Thomas Ellison, Richard Barnhart, James Severing, Joy Wood, Nancy Hobbs, Robert Eckert and Chris Andreola. Also present: Glenn Gabbard, Code Enforcement Officer, Robert Eggleton, Town Supervisor and Wes Illing, engineer.

At 7:00 p.m. Chairman Ellison opened the public hearing on the Primax Properties, Dollar General Project. Mr. Zach Peters gave a brief overview of the project with visuals of the project site and building design.

Chairman Ellison invited members of the public to speak:

Rose Mary Hankins spoke as a lifelong resident of the town in favor of an affordable store in which to purchase everyday items. She presented the board with a petition of nearly 200 signatures of other residents in favor of the Dollar General locating in Livingston Manor.

George Fulton stated that he too was in favor of the store coming to Livingston Manor as it was needed by so many residents who were either low income or did not have transportation in order to go to another town for purchases at reasonable prices.

Wes Gillingham asked about the variance application that the Dollar General has previously applied for (for stream set back). Chairman Ellison explained that the variance wasn't needed as the proposed store's location would be within the town code regulations. Mr. Gillingham asked the board to consider the nature of the business - it's poor quality inventory and lack of product inspections.

Kathryn Skalda acknowledged the permitting process but expressed her concerns with the environmental issues along the property in question - flooding, stream bank erosion, stream debris etc.

Lisa Lyons welcomes small business' but had concerns with the winding streams and the ever present flooding issues. She encouraged the board to have an engineer do a full study on the water issues in the area.

Robin Almquist stated her concerns with inviting a chain store to our small town, will we lose our small town character and possibly other business' or sense of community with this project.

Jennifer Grossman expressed her concerns with the environmental impact to the community. She urged the board to adhere to the state quality renewal act when considering adverse impacts.

Gina Molinet offered her concerns for the flooding and erosion issues along a stream as is evident along the back of her property. She also stated that items made of good quality outlasted inferior quality items.

Ben Chamis expressed his favor for the Dollar General locating in Livingston Manor and offering affordable items to the community. As a New York City resident who recently purchased property here he expected prices of everyday items to be more reasonable than pricing in the city but that was not the case.

Sheila Shultz referred back to Mr. Gillingham's question about the variance application. She stated that the ZBA didn't have the authority to act on the variance application presented to them as the Town had not adopted the proposed zoning changes. The ZBA board had advised the company representative to consider strongly the location of the proposed construction. She asked Mr. Peters if the boards concerns were relayed to the business owners. Mr. Peters commented that yes the concerns were relayed and considered. This is shown on the site plan with the raised building, less impervious surfaces, run off swale etc.

Kathryn Scott stated that she didn't live in the Town of Rockland but in the Town of Delaware and worked in Jeffersonville and noted that a Dollar General was recently constructed there. She stated that most residents didn't even know about the proposed construction and expressed her concerns with the inferior products that would be stocked in the store and under staffing of the store itself.

Amy Gillingham asked the board not to rush through this process but to take the time to consider and review all aspects of the project and impact to the town.

Pamela Knapp expressed her favor of the store coming to Livingston Manor. Prices of items around town were excessively high and she didn't shop locally at all. Store competition would help to lower over priced items. As to flooding, the streams needed cleaning up as there was still a lot of debris laying along the stream banks and in the water from previous floods. If they were cleaned out there would be less obstruction and the water would flow better.

The Chairman suggested recessing the public hearing to allow for further comments to be presented either in writing or at the next meeting. Rick made a motion to recess the public hearing, Chris seconded and all were in favor.

Chairman Ellison thanked the members of the public present for their comments and opened the regular meeting with the pledge to the flag.

On a motion by Jim, seconded by Chris the minutes of the February meeting were accepted as distributed. On a motion by Jim, seconded by Nancy, the minutes of the March meeting were accepted as distributed.

Town of Rockland Planning Board

April 6, 2016

Page 3

Chairman Ellison invited Mr. Peters to the table to continue discussion on the items needed to complete the subdivision of the property off Main Street.

- Meets and bounds need to be added to the easement note
- Overflow swale added instead of a pipe for water removal
- Discussion on language necessary to describe the construction and maintenance of the swale
- Maintenance and repair clause for the easement (continuously kept clean and free of debris)
- Chris expressed his concerns that the drainage easement was situated on the second parcel not the first which would be owned by the Dollar General. Mr. Peters will speak with the current property owner about this issue and perhaps re-draw the subdivision line.

A copy of the building permit to remove the buried tank was presented to the board along with a letter authorizing Mr. Peter's company to represent the property owner in these discussions.

Site Plan Review:

- There was discussion on stream bank stabilization. Additional planting notes need to be added to the plan.
- A landscape guarantee (bond) would be needed based on cost estimates to replace plants.
- Mulching during construction phase would take place.
- Privacy fence would be lengthened towards lot #2.
- A letter was received stating no impact on archaeological and/or historic resources.
- Wes stated that the lighting plan was good as well as the storm water plan. He would continue to work with Mr. Peters to complete his review.
- Chris asked for a better rendering of the Main Street sign - showing it's height as compared to a man and/or woman standing along side.
- The architectural design had been decided on at the last meeting and a consensus of the color green now agreed upon.

Mr. Anthony Vallone appeared before the board questioning his ability to subdivide his property located at the corner of Old Route 17 and Burnt Hill Road. The property is 2.4 acres. A subdivision is not possible as two acres is the minimum lot size required. Rick made a motion to deny this request, Jim seconded and carried 7/0.

Correspondence/Updates:

- Sullivan Renaissance will hold a training seminar on April 25th 2-4 pm
- A notice was received from the Town of Liberty Planning Board on a two lot subdivision. The property is at the top of Treyz Hill, the old Wilbur farm. Mr. Ellison will respond to the Town of Liberty.

There being no further business before the board Chris made a motion to adjourn, Jim seconded and carried 7/0.