

Town of Rockland Planning Board

August 3, 2016

Members present: Chairman Thomas Ellison, Nancy Hobbs, James Severing, Chris Andreola.

Absent: Robert Eckert, Richard Barnhart, Joy Wood.

Chairman Ellison opened the regular meeting of the Town of Rockland Planning Board with the pledge to the flag. On a motion by James, seconded by Chris the minutes from the July 6th meeting were accepted as distributed. Minutes from the July 20th Special Meeting were accepted as distributed on a motion by James, seconded by Chris.

Haven for Humanity were present to discuss the progress of their project. James Severing recused himself before further discussion. Chairman Ellison stated that the site plan was not updated and after receiving the update they will schedule a public hearing on the project.

Joe Ackerman representing Greg Guga, an Amber Lake property owner, presented changed building plans. Chairman Ellison stated that the size of the proposed structure is still too large despite scaling the height to one story, the footprint needs to remain as close to the original as possible. Questions regarding the septic system and waste disposal units must be NYS approved and need an accurate survey map to show location.

Gordon LeRoy representing Mr. Bajor an Elm Hollow Road property owner, submitted a map sketch from George Fulton and a picture of a proposed single family house. The property is approximately a 1/3 acre lot (.36). They will need an updated survey showing the existing structure's location and square footage, septic and water source locations. The proposed new structure may vary slightly in size according to the shape since the current building is a mobile home. The board stated that no changes could be made that would make things worse such as run off etc. It appears that relocating a structure may actually improve the set backs. A special use application is needed and was given to Mr. LeRoy for the property owner.

Enchanted Mountain Farms owner, James and Claire Karpowitz, from the old Lakeside Inn on Old Rt 17 were present to request permission to put up a small pole barn 24' x 32' near the road on right side of their driveway for the seasonal use of selling vegetables, flowers and small handcrafted items that were previously sold in the Plunk Shop. Chairman Ellison said that the previous zone change made that area residential but they would look into it to clarify the zoning and get back to them.

Michael Trinagel was present by request regarding the storage of his antique cars at Manor Motors. Mr. Trinagel stated that he currently has an excavator on his property to begin work and will submit revised plans with his building permit application. As soon as work begins he plans to start moving cars back to his property, hopefully within two weeks.

Correspondence:

- Chairman Ellison asked if everyone saw the article on the Dollar General and stated that it was well written.
- Several emails have been received regarding Meadow Hill Mobile Home park. The discussion is an expansion of as many as 70 more homes based on previous approval given years ago for a two phase project.

Nancy made a motion to adjourn. James seconded and all were in favor.