

Town of Rockland Planning Board  
February 3, 2016

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

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Joy, seconded by Richard, the minutes of the previous meeting were accepted as previously distributed.

Mr. Bruce Fulton presented information on a lot improvement for HWGA (Roscoe Beer Company), the former Rockland Fire house property on Rockland Road. HWGA will be purchasing .10 acres from John & Joann Evans and combining it with their .39 acre lot. There being no objections from the board, Joy made a motion to accept this lot improvement, Jim seconded and all were in favor.

Mr. Joe Irace and Mr. Randy Lewis presented updated information on the proposed restaurant and tavern for the 42-44 Main Street Project. A public hearing was held in April 2015. The applicant put the project on hold as they sought funding. This board has an obligation to render a decision within 62 days from the public hearing and preliminary approvals. This was not done. Both parties are in agreement to waive the missed time frame and continue from here.

Several items were discussed and considered by the board:

- Combined lots: two of the three lots will be joined to allow for the renovation and use of the building. The third lot will remain separate.
- Green space: the third lot and the river walk along the rear of the property will be considered phase two of the project.
- On site parking: there is no on site parking. Parking spaces will be utilized along Main Street, behind the pharmacy building and the municipal lot. There was discussion on the number required and it was determined that 20-36 would be needed. Pledges had been previously secured for additional spaces (Mr. Lewis was asked to update those pledges). Signs would be posted directing patrons to additional parking areas.
- Walkways: designated on the site plan.
- Sign: a rendering of the establishment name sign was presented and discussed.
- SEQR was presented.
- Landscaping: green space and plantings will be shown on the site plan. Wes suggested mulch protection for exposed soils. A waiver will be requested for the plant guarantee.
- Construction parking: the property itself will be used for construction parking so the project isn't invasive to Main Street or the sidewalk.
- Outdoor lighting: proposed lighting would be 'down lights'.
- Entry: the entry steps will be recessed allowing for sidewalk traffic.
- Basement: the existing basement space will be filled in with gravel and all utilities will be relocated to the upper level per code for hydrostatic pressure protection.
- Floodway/flood plain survey was presented along with an elevation certificate.
- LP Tank: location must be shown on the site plan (buried or above ground with anchors).

On a motion by Jim, seconded by Chris, conditional approval was granted for the 42-44 Main Street Project subject to receiving an updated site plan showing items discussed and receipt of the waiver request. Carried 6/0

Mr. Zach Peters appeared before the board represented the proposed Dollar General store to be located off upper Main Street.

- Mr. Peters presented revised renderings of the proposed building design. The structures appearance would look more barn like and fit the community better. There was discussion on the color choice (presented in red but the company has now decided it would not build in that color). The board asked Mr. Peters to return with a few alternate color choices.
- The building sign would be lit with goose neck light fixtures.
- The stone work up half way on the building was acceptable.
- Mr. Peters was asked to reduce the 20' road sign to something more appropriate - a shorter monument type sign.
- The board requested a sidewalk be installed from the road to the building for safe walking for customers.
- The storm water plan is still in progress.
- The truck entry, turn around diagram was presented.
- Photos of the site were presented taken from High Street - the trees and brush have grown up significantly masking the view of the lot. No trees will be removed. The landscaping plan will be provided showing more screening.

Dollar General/Primax and Benjamin Chamis are now ready to complete the subdivision of the property. Mr. Chamis will retain 1.84 acres of the lot with Primax purchasing 1.51 acres. A public hearing on this subdivision will be held at the next meeting, March 2, 2016 at 7pm.

Correspondence/Updates:

A letter was received from Cuddy & Feder requesting renewal of the Emery Cell Tower site. There was discussion on the roadways into each site, hazardous material lists etc. Chairman Ellison will work with Glenn Gabbard to draft a letter to the company outlining conditions and expectations.

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