

Town of Rockland Planning Board
January 4, 2017

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

Chairman Ellison opened the public hearing on Upward Brewing at 7:00 pm. Mr. Thomas Ward gave an overview of the project: situated on a 120 acre piece of property off Upper Main Street in Livingston Manor, the project would be one building approximately 8400 square feet housing the brewing room, tasting room and small eatery with seating indoors and on an outside patio. They would utilize the municipal sewer system but have their own well.

Mrs. Gorr - an adjoining property owner asked how privacy between the properties would be addressed. Mr. Ward stated that there would be a row of green trees planted along the driveway entering the property. The brewery will be situated approximately 500' from her residence with the parking area about 400'. All existing wooded areas would remain untouched.

She also asked how would they reach the municipal sewer line and their building time line. Mr. Ward stated that he had recently spoken to the town sewer superintendent and the discharge line would run parallel to the entry driveway to reach the sewer main. They hope to break ground this coming spring.

Allen O'Keefe asked how many buildings would be constructed. Only one building would be built along with a small well house.

Carl Davis Sr. spoke in favor of the project and gave some history of the area and the wonderful spring that flows from the mountain. This spring serves several homes above the county barn off Spring Street and hopes that the line would not be disturbed.

Ryan Taggart asked if there were other plans for the property. The applicants stated that there were none at this time.

Wes Illing asked about the water runoff coming off Treyz Hill and how it affects the homes along Upper Main Street. In a significant rain event these houses get flooded from the runoff. The town and county has done some work on the culvert and ditch with hopes of alleviating the issue.

There being no further comments or questions from the public present Nancy made a motion to recess the public hearing, Joy seconded and carried (Jim abstained).

Chairman Ellison opened the regular meeting of the Planning Board at 7:20 p.m. with the pledge to the flag.

Chairman Ellison stated that Jim had completed a survey of the Upward Brewing Company's property several years back and had recently provided an update to them. Jim would re-cuse himself from the project review if the board members felt there was a conflict. No one had any concerns.

Project review:

- Mr. Ward stated that he proposed regrading the driveway to 10% or less with minimum grading around the parking area.
- Basic landscape and lighting plan provided on the site plan.
- Municipal sewer would be utilized and Mr. Ward provided a metering/sampling chamber at the town's request. Grit containment/removal would also be provided.
- The storm water plan is in the works and Mr. Ward has met with Mr. Illing. Mr. Ward will be in touch with the DEC for their review and acceptance of the plan.

The SEQR review would be completed next month.

Haven for Humanity presented an updated site plan showing pull off areas along the driveway and seven campsite areas (four guest sites, three staff sites).

The septic plan shows no facilities at the campsites (patrons must walk to the designated facility). A 1250 gallon tank will be installed, dosing to alternate sides with two drainage fields. There is good perk and medium grade soil.

The applicants met with the Department of Health to outline their current and future plans for the project. They have interpreted the code properly and if they stay below 25 people on site they will not trigger health department codes.

Chairman Ellison read and completed Part 1 of the SEQR review. On a motion by Chris, seconded by Joy a negative declaration was made and carried. The clerk will send information to the County for their 239 Review.

Updates:

The Town Board has adopted zoning code revisions and sent the changes to the state for their review. The new code will be on-line after state approval.

A training day will be scheduled with Peter Manning for both the Planning and Zoning Boards to complete the required training hours.

The minutes of the previous meeting cannot be approved as a quorum of members are not present. There being no further business before the board Chris made a motion to adjourn, Joy seconded and all were in favor.