

Town of Rockland Planning Board  
June 7, 2017

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

Also present: Glenn Gabbard, Code Enforcement Officer, Wes Illing, engineer

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

Mr. Michael Misner appeared before the board. He recently purchased the former Marty's Furniture building at 699 Old Route 17, Livingston Manor. He intends to relocate and run his hotel and restaurant equipment business at that location. Keiser Equipment has been in business in Livingston Manor for many years and served the many hotels and camps in the area.

Mrs. Misner is fully aware of the contaminated soil on the property and is taking steps to have it removed. The buried fuel tanks have been removed. He has begun cleaning up inside the buildings, trimming bushes and overgrown grass. He intends to put up the original sign, flat on the front of the building.

Chairman Ellison had a conversation with Mr. Misner prior to the meeting and advised him of the zoning (GB) and that this change was a major impact use due to the size of the building. Mr. Misner will need to supply a site plan addressing concerns with the fence, storage trailer, garage encroachment on the property line, outside lighting and landscaping.

This change needs a County 239 review, public hearing and SEQR review. Mr. Misner will return with noted concerns addressed in a site plan.

The SBA sent in their cell tower special use renewal application for the Dickman site. Mr. Gabbard had noted at the last meeting that logging had been done on the property and the roadway was damaged, this has since been repaired. Richard made a motion to grant approval conditional upon Wes doing a site visit to assess the conditions, Joy seconded, carried 4/1.

Updates:

- A new schedule of uses has been supplied to the members showing some changes. The biggest change is that if something is not specifically listed then the planning board cannot review the issue. The item must be referred to the Town Board.
- Wes hadn't heard anything from the DEC on the SWPPP plans.
- Chris attended a seminar held by the count on water shed issues. He will forward information to the other board members.

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