

Town of Rockland Planning Board
March 2, 2016

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

At 7:00 p.m. Chairman Ellison opened the public hearing for the Chamis/Primax Properties Subdivision, SBL #47.-4-3, Upper Main Street, Livingston Manor. Mr. Zack Peters presented the subdivision map to the board and explained the two lot subdivision. The property totals 3.358 acres, Lot #1 would become 1.51 acres and Lot #2 1.84 acres. Lot one has access off of Main Street and lot two access off Riverside Drive (Creamery Rd).

There being no one from the public wishing to comment, Chris made a motion to close the public hearing, Nancy seconded and carried 4/0.

Chairman Ellison opened the regular meeting with the pledge to the flag. A motion was made to accept the minutes of the February meeting but not enough members were present from the last meeting to accept. Tabled approval.

The Board reviewed the subdivision maps with Mr. Peters. Jim noted that note #15 was not shown on the site plan (drainage easement) and the 100 year flood line needs to be carried through lot #2 on the plan.

Chairman Ellison asked Mr. Peters to supply an authorization letter for our files. The short SEQR form was presented and it was noted that there were no adverse impacts. Mr. Gabbard stated that there was an open violation on the property for the removal of a buried tank without obtaining the required permits. Wes asked if the tank had been leaking and if soil samples were taken. Mr. Gabbard did not know of either. Mr. Peters will look into this matter. Before this action can be completed the county needs to complete their 239 review.

Updates on the Dollar General project: building color choices were submitted and reviewed by the board; the smaller entry sign was acceptable but there was discussion on have wood framing - Mr. Peters will relay this request. Mr. Peters asked for approval of the architectural design of the building. Jim made a motion to grant conceptual approval of the building design only, Nancy seconded and carried 4/0.

Mr. Illing stated that the SWIPP plan looks to be in good shape, he will make a few notes to the board after his full review. There was discussion on the necessity of a stream permit from the NYS DEC, Mr. Peters will check on this. A public hearing will be held next month on the site plan review. Mr. Peters will notify all property owners within in 500' of the is public hearing. He noted that the requested sidewalk has been added to the plan as well as more trees and the sign location. Dollar General will request a waiver on the landscape plan.

Mr. Gabbard sent a letter to SBA concerning the conditions of each of the tower sites, vandalism issues and the roadways requesting an inspection for April 22, 2016. The Special Use Permit for the Emery site is now in need of renewing. Chris made a motion to extend the renewal for two months until after the inspection, Jim seconded and carried 4/0.

Cory Gable appeared before the board with an update on the antique cars parked on the Manor Motors site. Mr. Michael Trinagel relayed to him that he has paperwork in order and approved for construction to begin in April for a building to house these cars. Mr. Gabbard stated that the plans were incomplete and no building permit was issued to date. More dialog needs to take place to take care of this issue. Chairman Ellison thanked Cory to taking the time to come in and keep the board up to date.

Mr. Joe Irace appeared before the board with an update on the Powder Keg project (42-44 Main Street). He addressed the nine items noted at the last meeting for the site plan. Mr. Irace requested a waiver to the landscape escrow, Jim made a motion to accept this request, Nancy seconded and carried 4/0. Some conditions for approval were that signs needed to be posted for patron parking and employee parking needs to be off street.

Upcoming annual meeting for Sullivan Renaissance with an expo and information that would count towards training opportunities.

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