

Town of Rockland Planning Board
November 1, 2017

Members Present: Chairman Thomas Ellison, Richard Barnhart, Chris Andreola, Robert Eckert and Joy Wood (arrived at 7:20 pm). Absent: James Severing and Nancy Hobbs
Also Present: Code Enforcement Officer Glenn Gabbard and Wes Illing, engineer.

Chairman Ellison opened the meeting with the pledge to the flag. A quorum of members was not present to approve the minutes from the October meeting.

Keiser Equipment: Mr. Michael Misner presented the board with a site plan and application for Keiser Equipment, located in the former Marty's Furniture building at 699 Old Route 17, Livingston Manor. He will complete and submit a Special Use Permit application and \$100 fee along with a short SEQR form.

Mr. Misner stated that there was a boundary line agreement waiting at the attorney's office for Lucy Greens signature. He will supply a copy when fully executed. The board suggested that an easement to define the Green's driveway should be noted in order to protect the applicant.

The board had discussion and noted the following areas that still need addressing:

- Old truck body (used for storage) at the rear of the property. This will need to be removed.
- Fence repair - Mr. Misner asked if stockade style fencing would be acceptable. No problem with the board to use privacy slats in the chain link or stockade. Mr. Misner stated that he would be replacing the front gate. The existing front fence is embedded in the hedge and would not be removed. The board asked that it be 'cleaned up.'
- Exterior lighting plan needs to be shown on the site plan. Doors and parking area nearest the building need to be illuminated with dark sky compliant lights.
- The county road right of way should be defined on the site plan
- The contaminated soil needs to be removed and the soil test results be submitted. Mr. Misner stated that he's waiting on these.
- Building signage needs to be noted and a rendering supplied.
- A waiver can be requested for landscaping as this is an existing site with sufficient tree growth.
- Twelve parking spaces are depicted on the plan and these are sufficient (there is room for more if future needs warrant them).

There being no other items for discussion Chris made a motion that the Town of Rockland Planning Board be lead agency in this action, Richard seconded and carried 5/0. The clerk will notify the county and NYS DEC with a letter of intent. A public hearing will be held at the next meeting on December 6, 2017 at 7:00 p.m. Mr. Misner will notify all property owners within 500' of this hearing and the clerk will put a notice in the newspaper.

There being no other business before the board Richard made a motion to adjourn, Joy seconded and carried 5/0.