

Town of Rockland Planning Board  
October 5, 2016

Members Present: Vice Chairman Richard Barnhart, James Severing, Chris Andreola, Joy Wood  
Absent: Thomas Ellison, Nancy Hobbs, Robert Eckert. Also present, Wes Illing, Engineer

Vice Chairman Richard Barnhart opened the public hearing on the Dolce Special Use application at 7 pm. No one from the public present wished to comment. Jim made a motion to close the hearing, Joy seconded and all were in favor.

The regular meeting of the Planning Board was opened with the pledge to the flag. The minutes from the previous meeting were tabled for approval due to the lack of a quorum.

Mr. Dolce presented the board with proof of mailings for the surrounding properties on Beaver Lake Road. The special use application is to replace an aging mobile home on his property. Both the Sullivan County Division of Planning and the NYS DEC responded allowing the Planning Board to be lead agency of this action. Jim made a motion to approve this special use, Joy seconded and carried 4/0.

Mr. Gordon LeRoy appeared before the board representing Mr. Andrew Bajor for a special use application to replace an old mobile home on his property on Elm Hollow Road. He presented a detailed map showing the topography of the area, new well location, new septic and new structure location. There was discussion. The proposed house location encroaches on the setback on the upper side more than it did before (now 15' instead of the 18' set back). This needs to be corrected back to the 18' or more. Utilities need to be shown on the map as well as a notation that the existing septic will be backfilled.

Vice Chair Barnhart read and answered the SEQR questions. There was some concern on question #8 in Part 2 - impair character or quality of important historic, archaeological, architectural or aesthetic resources, due to the response from the DEC lead agent request. Mr. LeRoy will seek clarification from the DEC before this can be completed. A public hearing is set for November 2, 2016 at 7pm.

Haven for Humanity appeared before the board but since there wasn't a quorum present, with Jim recusing himself, no action could be taken on their project.

Correspondence: Letter from Chasen Corporation; invitation to the Heart of the Manor dinner.

Chris reported that the strategic planning committee is moving forward with reviewing and re-addressing issues of the comprehensive master plan and zoning regulations.

There being no further business before the board Jim made a motion to adjourn, Joy seconded and carried 4/0.