

Town of Rockland Planning Board March 14, 2018

Members Present: Thomas Ellison, James Severing, Chris Andreola, Nancy Hobbs, Richard Barnhart and Joy Wood (arrived at 7:30 pm). Absent Robert Eckert. Also present Code Enforcement Officer Glenn Gabbard and engineer Wes Illing.

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Jim, seconded by Nancy the minutes of the December 2017 meeting were accepted as distributed.

Cheni Yerushalmi and Tom Ward presented a preliminary site plan and overview of Aslan Project. This is a co-working model for a private camp ground similar to the glamping movement that is community not commercially driven. These geodesic domes would be installed in clusters with shared seating, decks and fire pits for cooking. They would be approximately 538 square feet each with little construction involved (decks set on piers).

The question before the board is whether this project fits the description of a camp or campground. With the structures being membrane without cooking facilities the state code depicts these as sleeping units not dwelling units. Joy made a motion to proceed reviewing this project as a campground, Richard seconded and carried 4/1 with one abstaining.

The applicants requested a preliminary public hearing for next month to present the project and get feed back from neighboring property owners. They will contact adjoining property owners and prepare a site plan reflecting everything as a campground. Richard made a motion that the Town of Rockland Planning Board be lead agency, Chris seconded and carried 6/0. A letter of intent will be sent to the NYS DEC and Sullivan County Department of Planning and a public hearing set for April 4, 2018 at 7:00pm.

Jeff Roberts presented information for a lot improvement for Antrim Streamside LLC off the DeBruce Road, Livingston Manor. Mr. Fred McGar, a neighbor, was present and stated that a garage located on the Beverage property encroached on his property line. There was discussion. Richard made a motion to grant this lot improvement, Jim seconded and carried 6/0.

Cuddy & Feder, representatives for SBA Towers sent a renewal application for the Emery Cell Tower site along with supporting documentation of inspections. Glenn Gabbard stated that there were no changes or problems with the site. On a motion by Richard, seconded by Nancy a two year renewal was granted, carried 6/0.

Mr. Michael Misner, Keiser Equipment, was unable to attend this meeting but submitted the original soil testing results and documentation that the Renaissance group will help with the landscaping this summer. He installed the stockade fencing and is in contract with an engineer concerning the contaminated soil. He hopes to have additional information for the board next month.

On a motion by Nancy, seconded by Chris the minutes of the January meeting be accepted as distributed, carried 4/0. Chairman Ellison reminded the board of training opportunities. With no further business before the board Jim made a motion to adjourn, Joy seconded and carried 6/0.