

Town of Rockland Planning Board  
April 5, 2017

Members Present: Chairman Thomas Ellison, Richard Barnhart, James Severing and Robert Eckert. Also present, Wes Illing, engineer.

At 7:00 p.m. Chairman Ellison re-opened the public hearing on Upward Brewing Company. No one from the public present wished to comment. Jim made a motion to close the public hearing, Richy seconded and carried 4/0.

Chairman Ellison opened the regular meeting with the pledge to the flag. On a motion by Jim, seconded by Bob the minutes of the March meeting were accepted as distributed, carried 4/0.

Tom Ward presented the board with updates:

- The SWPPP was sent to the DEC and he spoke with a representative, they will have a response shortly.
- The site plan shows that the dumpster has been relocated further from the proposed well location, as suggested by the health department.
- Well detail has been added.
- The location of the entrance sign has been moved.
- A note concerning the driveway shoulder grading has been added.
- The landscape plan has been shown.
- Modified the sewer discharge pipe.

A letter was received from the County planning department and suggests speaking directly with the DPW directly to address the drainage. Mr. Ward has already been in touch with the DPW. There was discussion on submitting a landscape assurance bond. Ricky suggested \$5,000 would be sufficient. Preliminary architectural drawings were reviewed.

Mr. Ward submitted a letter at the March meeting addressing the engineers suggestions and listing the waivers being requested - planting schedule and landscape requirements, tree and shrub size, buffer screen; parking space size, parking at the rear of the building, designated loading and unloading area. Ricky made a motion to grant the requested waivers, Jim seconded and carried 4/0. A verbal request was made to plant smaller trees (6' instead of 12"), Ricky made a motion to grant this request, Bob seconded and carried 4/0.

Conditions for approval:

- DEC and engineer approval of the SWPPP.
- Provision of the \$5000 bond for landscape.

Richard made a motion to grant approval for the Upward Brewing Company project with the above stated conditions, Robert seconded and carried 4/0.

Updates: At a recent county training session it was stated that when an applicant submits a part 1 SEQR determination must be made within 20 days. If this is not feasible then the applicant must grant the board and extension.

Jim made a motion to adjourn, Ricky seconded and carried 4/0.