

Town of Rockland Planning Board
December 6, 2017

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

Special Use Application Keiser Equipment

At 7:00 p.m. Chairman Ellison opened the public hearing on the Special Use Application for Keiser Equipment, 699 Old Route 17, Livingston Manor. Mr. Michael Misner made an opening statement concerning the new location of the business.

Public Comment: Sheila Shultz asked about the pile of contaminated dirt sitting on the property and its removal. Chairman Ellison said that this will be addressed.

There were no other comments from the public present. On a motion from Chris, seconded by Nancy the public hearing was closed.

Chairman Ellison opened the regular meeting of the Planning Board with the pledge to the flag. There wasn't a quorum present to approve the minutes from the November 1st meeting. On a motion by Richard, seconded by Nancy the minutes of the October meeting were accepted as previously distributed.

Mr. Misner presented a site plan for the board's review showing light and fence location, receipts from the public hearing notice, information on the lighting, a waiver request for landscaping and the sign rendition. He will supply the boundary line agreement once it's filed with the county.

Discussion followed. An additional light needs to be added to the plan, one that illuminates the parking area. Mr. Misner stated that he had new tests taken of the contaminated dirt and is waiting for the results. He has been in contact with a company to remove and dispose of the pile but has not secured a date yet. When he has a machine on the property to load the dirt he will also pull the truck box out. The ground is still too soft to get a machine in position to move the truck box.

Chairman Ellison stated that there were still two issues that need addressing: the boundary line and the dirt removal. An environmental review statement (SEQR) needs to be completed and cannot be done while the contaminated dirt sits on the property. The board needs to complete this SEQR within 30 days of the public hearing unless waived by the applicant. Mr. Misner waived this 30 day rule and will provide information on these issues as quickly as he can.

Chairman Ellison will send a letter to the town justice stating the results of the discussion above.

Faiman and Hu-Gre-No Mac Lot Improvement

James Severing recused himself from the board and presented information on a lot improvement for Faiman and Hu-Gre-No Mac. This is on a private right of way off Cox Road. This action was adjudicated and set forth by a court order. The right of way does not meet the required width of the Town so is presented as a lot improvement in order to keep the two parcels created by the judge from being sold separately. The tax map parcels already served by the existing right of way road will remain the same. The original subdivision was created prior to any subdivision regulations in the Town.

Richard made a motion to approve this lot improvement, Chris seconded and all were in favor.

Jim rejoined the board.

Updates: A letter was received from Wes Illing signing off on the Hemlock Ridge Project.

Chairman Ellison encouraged the board members to take advantage of the on-line training courses to get their required yearly hours.

There being no further business before the board Chris made a motion to adjourn, Jim seconded and carried.