

Town of Rockland Planning Board
July 11, 2018

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

Chairman Ellison opened the meeting with the pledge to the flag. The minutes of the June meeting were not approved as a quorum was not present.

Fair Haven appeared before the board, presenting additional information for 108 Main Street. An updated site plan and floor plan was presented and reviewed. A special use application was received. Discussion followed concerning lighting and LP tank location. An application fee and short SEQR form is still needed. On a motion by Chris seconded by Joy, the Town of Rockland Planning Board is lead agent. The clerk will send information to the county for their 239 review process. A public hearing is set for August 1, 2018 at 7pm. The clerk will post the notice in the town paper and the applicant will provide proof of mailing for property owners within 500'.

Keiser Equipment: Michael Misner appeared before the board to review lighting submission, sign options and contaminated soil. Wes will review the lighting options. Mr. Misner was informed of the sign size limit in the code (under 50 square feet) and the board still needs a copy of the DEC approved plan for the contaminated soil removal.

Firelight Camp: Chairman Ellison recused himself from the Board. Vice Chair Richard Barnhart assumed the chair position. Wes Illing presented the board with a sketch plan for information purposes only for the Firelight Camp glamping project proposed for Little Ireland Road.

Ms. Meave Tooher, representing an adjoining land owner objected to the presentation of this project under the town camp moratorium that is in place. Mr. Barnhart explained that the local law was amended at the Town Board meeting that was held on July 5, 2018. The amendment was to the wording of the local law. Ms. Tooher asked if the law had been filed with the state, it is not official until that is done. Since the Town Clerk does this filing, and she was not present at this meeting, we could not confirm the filing.

Ms. Tooher asked who Mr. Illing was and objected to him being employed by the town and representing this applicant. Mr. Barnhart explained that Mr. Illing was a consultant to the board, not a town employee and so was free to represent applicants before this board. Mr. Barnhart asked Ms. Tooher to take her seat as this was not a public hearing and the board would continue to review information on the Firelight project.

Mr. Illing presented a sketch plan, outlining the various locations of facilities within the project site and reviewing the projected applications to the Department of Health and Department of Environmental Conservation for water, storm water and wastewater facilities. The facility would be open from spring to fall, closing for the winter.

He spoke of the topography of the site and roadways into and throughout the project. He estimates that approximately 1-2 acres of land would be disturbed (mostly for the roads). The project would start out with a smaller number of sites and grow as the finances and demand dictated to a total of 100 sites. They are presenting the project and will be seeking approval for the full project.

There would be a 5,000 gallon cistern installed to collect storm water runoff, recycling it to use for laundry (gutters on the utility building would empty into this cistern). Two storm water retention ponds would be built. These would be permanent ponds as they would collect ditch water as well.

There would be 200 parking spots within the project (inside the wooded areas) and built as sites are added. There is an area near the entrance of the site that they would like permission to use as overflow parking during an event. This area would hold an additional 70 cars. An event could be hosted for 225 people maximum in the pavilion.

Vice Chair Barnhart asked if pictures could be secured from various areas along the road and near property lines that would allow the board members to see the location of various structures within the project. Perhaps hanging lanterns or flashlights around at night to get an idea of how the light at night would appear (as in a tent).

Chris asked why tent sites were located near property lines and not deeper into the project site. Wes stated that the sites were chosen because the flat areas were limited and suitable for the platforms so some were near the property line. The applicant is willing to re-locate some of these further away from the line.

The applicant would be asking for waivers for some of the landscaping requirements due to the fact that the site is in the middle of woods.

Mr. Templin, an adjoining property owner, stated that he heard this project would include a bar and restaurant. Mr. Barnhart stated the board would do a complete review of the whole project and all aspects would be considered.

Chairman Ellison rejoined the board.

The Boy Scouts of America appeared before the board concerning their COW (cell tower on wheels). This is an AT & T tower on loan to the scouts and located at their summer camp. Any cell tower must meet the town codes per our cell tower law. There are no buildings associated with this tower, it is tied down to concrete blocks, fenced in and no additional lighting has been added.

Town of Rockland Planning Board
July 11, 2018
Page 3

The tower is elevated for the summer then lowered for winter storage. A site plan needs to be submitted showing the full fall zone, a statement saying that this tower does not interfere with television or radio reception as well as a short SEQR form. A public hearing and county 239 review will be scheduled after the next meeting.

There being no further business before the board, Joy made a motion to adjourn, Richard seconded and all were in favor.