

Town of Rockland Planning Board
May 2, 2018

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

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

Mr. Michael Misner from Keiser Equipment appeared before the board stating that he is still waiting on new soil test results and will submit them as soon as they are received. He heard from the DEC that he can screen out the stones and Jim Hughston will be in next week to do this. The trailer body will be removed at that time. He ordered solar lights and will provide the paperwork for these. He will also be straightening the fence.

Michele & Jacob Eten from Forthright Cyder & Mead approached the board with information on a cidery operation they would like to operate on the DeBruce Road. They would be leasing the property and would submit a Special Use Permit Application if the board was receptive to this.

The area is zoned neighborhood business. They would make small improvements to the inside of the building and the operation would have little impact on the area. A pickup truck or small box truck would frequent the operation only a few times each quarter to deliver supplies and a box truck going out monthly for deliveries.

They would live in the existing apartment and set up the rest of the building to make the product. A fermentation room, aging and cellaring room, cold storage, a tasting room and bathroom would round out the space. The operation is similar to wine making with no boiling, brewing or distilling involved. The product will be canned for retail sales and kegged for distribution. The operation of the tasting room would be limited to weekend hours with seating for ten. They would most likely showcase their product at off-site events.

The board members were in favor of such an operation and invited the Eten's to return with their application and site plan for reviewing.

Dakota Oher, representing the **Boy Scouts of America** summer camp located off the Grooville Road, appeared before the board to discuss the permanent use of a mobile cell tower (COW - cell on wheels) at the camp. Mr. Gabbard issued a temporary accessory use permit for the 2017 season, with the condition that if it is to become a recurring use then a Special Use Permit application be submitted.

The council would like to make the tower a permanent addition to the camp as it worked very well last year. It extends to a maximum height of 120' but only 80' was needed to provide coverage. When extended it is tied down by cables to 4000lb concrete blocks. It sits on a copper ring on a gravel pad. The goal would be to leave it extended all year long. No additional

buildings are associated with the tower nor emergency generators.

Town of Rockland Planning Board

May 2, 2018

Page 2

Even though this is a mobile unit if it is set up for year round use then it must be treated as a permanent structure and a special use permit application must be submitted and a site plan reviewed. Mr. Oher was advised to have an engineer review the town's codes for cell towers and submit the appropriate site plan showing the tower location, fencing, screening, fall zone, lighting etc. A SEQR form is needed as well. An escrow fund needs to be set up for expenses incurred in the review process, \$500 was requested.

Richard made a motion that the Town of Rockland Planning Board be lead agency, Chris seconded and carried 6/0.

Fair Haven, 108 Main Street, Livingston Manor appeared before the board concerning their retail operation. It was believed that this location was zoned commercial but it is zoned R2 and retail speciality is a special use (organic produce, juices, smoothies and small plates). A site plan and special use application is needed. They are working with Mr. Fulton to prepare these documents.

Updates: Aslan Village geodesic dome project has been abandoned. Firelight Camps are still gathering data to present to the board.

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