

Town of Rockland Planning Board
October 3, 2012

Members Present: Chairman Thomas Ellison, Richard Barnhart, James Severing, Carol Park, Phil Vallone, Chris Andreola and Nancy Hobbs. Also present: Wes Illing, engineer.

Chairman Ellison opened the public hearing on the Brzytwa-Wodjat Subdivision, SBL #21.-1-12.1, Hoffer Road, Roscoe, New York. Jim recused himself from the table and presented the subdivision maps for review. He also presented the perk and deep test pit results and a letter from the highway superintendent for driveway access. There was no one from the public wishing to comment. On a motion by Phil, seconded by Rick the public hearing was closed.

Chairman Ellison opened the regular meeting of the planning board with the pledge to the flag. On a motion by Phil, seconded by Nancy, the minutes of the previous meeting were approved as distributed.

The Board reviewed the subdivision materials presented and the chairman read and completed the SEQR. Phil made a motion to declare a negative declaration, Rick seconded and all were in favor. Phil made a motion to grant final approval of this subdivision contingent upon a favorable response from the County Z9 Review, Nancy seconded and all were in favor. Jim will drop off the necessary paperwork and check to the clerk before the packet of information is mailed to the county. Jim rejoined the board.

Mr. Tom Ward presented a site plan application and drawings for review by the Board. Ms. Kennedy owns property with a small cabin in poor condition on Hunter Lake. She wishes to remove the old residence and replace with a modular or stick built house that would be approximately 400' more living space than the old one. They will be utilizing the existing well but replacing the septic system. Mr. Illing submitted his comments for the upgraded septic system and runoff mitigation. Rick made a motion to approve this renovation project, Phil seconded and all were in favor.

Chairman Ellison had been in contact with the town attorney in reference to last months question of a roadway being a natural subdivision line and was waiting for information. Rick stated that the property in question had been sold as it was without the subdivision.

Correspondence: Mr. Mike Ryder had been sent an inquiry concerning using a particular piece of property as a day camp. He expects to come in next month.

Wes informed the board that he had inspected the cell tower sites and some vegetation took hold very well while some did not. He suggests re-planting in the spring. Wes will be in touch with David Hockey from the tower company concerning this.

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