

Town of Rockland Planning Board
January 3, 2018

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

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Chris, seconded by Joy, and all being in favor, Richard Barnhart was nominated as vice chairman.

There wasn't a quorum of members present to approve the December 2017 minutes. On a motion by Joy, seconded by Bob the minutes of the November 2017 meeting were approved as distributed.

Mr. Michael Misner was not present to continue the review for Keiser Equipment due to a death in the family. He has provided a copy of the filed boundary line agreement with Mrs. Green. Mr. Misner informed the clerk that new soil tests have been done and he is awaiting the results which he will provide to the board along with the DEC determination on its removal. The truck body will be removed when the arrangements are made for the soil. Mr. Misner will return at the February meeting.

Matthew Moss and Emma & Bob Frisch from Firelight Camps presented information for a 93 site glamping project. They are interested in purchasing 100 acres of land on the Little Ireland Road, Livingston Manor. Their project would include hiking trails, tent sites, food store, communal fire pit, pool and bath house. When fully built and operational they would employ 5 or 6 full time staff and up to 50 part time workers.

Firelight Camps currently have a small operation in Ithaca with 19 sites. They are open from May through October and have had a 75% occupancy rate for their four years of operation. Firelight Camps are a no hassle camping experience with large furnished cabin tents. Some have private bathroom facilities attached and others use the bath house, tent heating would be small pellet stoves at each site.

This would be considered a special use with a full review process. Campgrounds are an approved use in this area. They would like to be operational for the first phase (45 sites) by May of 2019. They will work with an engineer and return with their preliminary site plan addressing:

- the roadway into and throughout the property, noting streams, wet lands and other topography
- emergency service accessibility to structures
- marked hiking and walking trails
- water source, wastewater treatment and disposal and electric power
- location of tent sites and buildings
- the central fire pit location and gas grills for individual food prep
- the food store/snack shop location
- pool and bath house location

Chairman Ellison thanked Firelight Camps for this presentation and stated the boards interest in the project. He also noted that he lives near the site proposal and would be recusing himself from the actual review process.

Mr. Cheni Yerushalmi presented information on Aslan Village, a geodesic dome camp/retreat center. Nine units and a common pavilion is proposed. This would be for private use of corporate members. A village like community environment for social interactions to promote health and social conscience. The property location is off of Terwilliger Road, Livingston Manor in a RC district. This is a special use and would need to go through the full review process with the following items addressed:

- water source, wastewater treatment and disposal and electric power
- roadway access and emergency access to structures
- location of all structures
- topography of property

The definition of camping and how it applies to this project needs to be explored. Mr Yerushalmi will return at a later date with additional information.

Fred Kovalyov from Haven for Humanity approached the board requesting approval for a change in use for 108 Main Street, Livingston Manor. This is currently a multifamily residence and they would like to utilize the first floor for a retail food operation – produce co-op and artisan market. Retail sales is a permitted use. They will return to the board with proposed signage, hours of operation, parking information, addressing ADA requirements and fire codes.

Updates: board members need to complete their credit hours.

Wes Iling previously presented his inspection letter concerning Hemlock Ridge apartment renovation project. He stated that the vegetation may need to be re-planted in the spring if it doesn't survive the winter and asked if a landscaping bond was submitted.

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