

Town of Rockland Planning Board  
May 7, 2014

Members Present: Chairman Thomas Ellison, James Severing, Carol Park, Nancy Hobbs, Richard Barnhart, Joy Wood and Chris Andreola. Also present was Glenn Gabbard, Code Enforcement Officer.

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Jim, seconded by Richard, the minutes from the April meeting were approved as distributed.

Mr. Ben Chamis, the new owner of Vitale's Lumber Mill property came before the board to discuss options he's exploring for the use of the property.

- Heliport: may be a good option with the casino's coming into Sullivan County
- Flea Market/Antique Car shows
- Renovating the buildings and leasing for commercial use

There was discussion. The heliport idea would be the most difficult to develop. There are several close homes around the property as well as overhead wires. Obtaining aviation licensing would also be difficult. The flea market/car show and leasing of the buildings would both be doable. A special use application and a full site plan would be needed to evaluate parking, vehicle and pedestrian traffic flow etc. Mr. Chamis would return with these if he wishes to move forward.

Mr. Harold Fuchs approached the Board requesting permission to replace an existing shed on his property with a larger shed. His property is on Hunter Lake and is a non-conforming lot along a private drive. There is no basement or attic storage in the home and a larger shed is needed to store seasonal items. The current shed is about 12' x 9' and the new would be 12' x 20'. There was discussion on set backs as they vary depending on the side, front or back of a home. Non-conforming lots must meet half the setback distance. There was the possibility of extending the shed vertically to provide more storage space.

Mr. Fuchs was advised to review his property survey or plot a site plan to show the exact boundary lines and measurements for the shed's placement. He will follow up with the Code Enforcement office.

Correspondence:

- Architect - X sent a letter requesting the Board's determination on the location of an auto body shop on Rockland Road, previously presented by Bobby Yiovanoglou. Mr. Yiovanoglou entered into a purchase agreement for the property and later found out it was in a flood plain. This board had reservations but did not render a determination when it was presented. Chairman Ellison will write a letter.

Mr. Gabbard updated the board on the work at the cell tower sites. Perhaps the board could require more security bonds for maintenance at the sites. With no further business before the board, Jim made a motion to adjourn, Chris seconded and all were in favor.