

Town of Rockland Planning Board
December 3, 2014

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

Chairman Ellison opened the meeting with the pledge of allegiance. He invited Mr. Tom Ward to approach the board and give a summary of the Soracco house replacement application before opening the public hearing.

Mr. Ward stated that a new 26' x 32' modular home would replace the current house, be moved forward (away from the lake) with a new septic system installed. There would be a deck built on the lake side of the house and another smaller one in front.

On a motion from Jim, seconded by Nancy and all being in favor, the regular meeting of the Town of Rockland Planning would be recessed. At 7:10 p.m. Chairman Ellison opened the public hearing on the Soracco House Replacement, Hunter Lake.

Mr. Krug, and adjoining property owner stated that the Soracco house is just 10' from the property line and the previous owners had encroached on him repeatedly (debris was thrown over the line and a shed built as well). He has no problem with the new owners but was concerned that the line be established and clearly maintained.

Mr. Ward pointed out that the new structure would be moved forward and approximately five more feet would be gained at the side property line set back. He would site the property line and if necessary ask the owners to have a new survey done.

Mr. Eugene Bouton questioned the septic system for the new structure. A conventional system would be installed, a vast improvement over the present one, again further away from the lake.

On a motion by Joy, seconded by Chris, and all being in favor, the public hearing was closed.

At 7:30 p.m. on a motion by Chris, seconded by Joy, and all being in favor the public hearing on 65 Huber LLC was opened. There being no one from the public present to comment Chris made a motion to close the public hearing, Nancy seconded and all were in favor.

Chris made a motion to open the regular meeting, Robert seconded and all were in favor.

There was discussion on the Soracco house replacement at 76 Park Drive, Hunter Lake. Wes suggested screens on the gutters to keep leaves from clogging the drains and using a heavy cover of mulch during construction to minimize mud.

Mr. Ward will remove the notation on the map concerning construction access; submit soil test results; check the boundary lines and boundary depth numbers.

Chairman Ellison read and completed the SEQR form. On a motion by Jim, seconded by Robert and all being in favor, a negative declaration was made. On a motion by Jim, seconded by Chris and all being in favor, preliminary approval was granted for the Soracco house replacement with condition of establishing the side yard boundary.

There was discussion on the Klinger Subdivision. Jim will supply deep test pit and perk test results and a letter from the owner of 65 Huber LLC granting access for the board to continue with this project.

Jim made a motion to accept the minutes of the November meeting as distributed, Joy seconded and all were in favor.

There was discussion on the Emery cell tower special use permit application renewal. The roadways to all the towers are in disrepair.

Some items for consideration:

- road maintenance clause could be added before renewals are granted.
- a work time frame (spring/summer to avoid frost issues).
- all future work could require a certificate of compliance
- shorten the renewal time frame.
- add a maintenance bond to the renewal.
- request a representative to attend the meeting to present the renewal.

Jim made a motion to grant a 90 day renewal of the Emery tower site special use permit conditional on submission of site plans and road repairs for all four sites. Seconded by Robert and carried 5/1. Expiration March 4, 2015. Chairman Ellison will notify the tower company by letter.

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