

Town of Rockland Planning Board
January 7, 2015

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

Chairman Ellison opened the meeting with the pledge to the flag. On a motion from Chris, seconded by Jim and all being in favor, the minutes of the December meeting were accepted with two corrections.

Mr. Thomas Ward presented an updated site plan for the Soracco house replacement on Hunter Lake. There was some discrepancy as to the location of a side lot line shared with Krug. Both Mr. Krug and Mr. Soracco agreed to the line location. Perk and deep test pits were done with good percolation. On a motion by Jim, seconded by Chris and all being in favor, final approval of this special use permit was granted.

Mr. Ward presented a site plan for Hal Klinger's septic system design. Soil tests show sand and gravel with good perk. Jim Severing would have to recuse himself for any vote on this issue and there would not be a quorum of board members present. A special meeting would be held on January 21, 2015 for this issue only. The Chairman will contact the other board members to assure their attendance and the clerk will post a notice.

Mr. Bruce Fulton presented information on a lot improvement for McDermitt/Rittendale, along Ragin Road. Paul McDermott is purchasing property from Anthony Donnarumma to allow enough property to install a proper septic system. Jim made a motion to grant this lot improvement, Ricky seconded and all were in favor.

Mr. Fulton presented a sketch plan for a possible subdivision for O'Dell on Burnt Hill Road. This is a 15.5 acre piece of property with no road frontage. A 33' wide right of way accesses the property. There is another reserved 33' right of way along the south easterly line. Mrs. O'Dell would like to parcel off 4.5 acres with the house leaving an 11 acre piece for possible sale. There was discussion on obtaining a 50' right of way piece for future subdivision.

Chairman Ellison received a call concerning starting a pet sitting business on White Roe Lake Road. This would be a special use in an RC District. Chairman Ellison made note of a continuing education course presented by the Sullivan County Partnership for next week. This would satisfy the yearly requirements for attendees.

Mr. Ellison sent a letter to the cell tower company requesting their presence at a meeting but no response has been received. Tom asked Rob to request the town attorney review the demolition bond.

Jim nominated Ricky as vice chair for this board. All were in favor. There being no further business before the board, Ricky made a motion to adjourn, Chris seconded and all were in favor.