

Town of Rockland Planning Board
February 4, 2015

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

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Jim, seconded by Chris, the minutes of the January 7th meeting and the January 21st meeting were accepted as distributed.

Clarence Terry Wolcott presented the board with information on renovating his garage by adding an apartment for he and his wife. His son and family are now living back at home and the residence is too small for all of them. The garage apartment would be used seasonally as they spent time in the south during the colder months of the year.

Mr. Ward has designed the septic system and will determine it's location. Multiple residences on one lot now require a special use application review. Electric heat would be used with a pellet stove as a supplement heat source. Water would be used from the house well.

Richard made a motion that the Planning Board be lead agent, Chris seconded and all were in favor. A public hearing would be held at the March meeting at 7p.m. Mr. Wolcott will notify his neighbors. A completed SEQR form would be needed along with the septic plans from Mr. Ward.

Mr. Joseph Irace presented preliminary plans for Mr. Randy Lewis for the renovation of his building on Main Street, Livingston Manor. Mr. Lewis is proposing a pub and restaurant with outdoor dining and a river walk. This would be accomplished in stages.

The building floor would need to be raised to avoid flood waters and building materials that will resist water damage. Handicap accessibility would be from the side. There is no designated parking on Main Street for this building. The upstairs apartment would be vacant and used as storage space. There was discussion.

Mr. Irace would need to supply the following:

- An escrow check in the amount of \$300.
- Site Plan and fee.
- Current survey of the property.
- Flood plain elevation certificate.
- Calculation of the number of patrons both inside and out and parking spaces available.
- SEQR form.

This is located on a county road so would need the 239 Review.

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Updates:

Wilder Balder Properties (Hemlock Ridge Apts) - Glenn Gabbard, Rob Eggleton and Robert Wolcott (water & sewer superintendent) met with the project engineer to review the project. There is asbestos in the buildings and will be very costly to remove.

Glenn has been in touch with the cell tower company and encouraged them to attend a Planning Board meeting.

There being no further business before the board Richard made a motion to adjourn, Chris seconded and all were in favor.