

Town of Rockland Planning Board
April 1, 2015

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

At 7:00 p.m. Vice Chairman Barnhart opened the public hearing on the 42-44 Main Street Project. Robert Rayevsky presented the project and addressed questions and concerns from the public and board members.

Art Riegel, a property owner on Main Street and an economic development teacher at SCCC stated that he fully supported this new business and the economic impact it would have in Livingston Manor.

Bradly Diuguid, executive director for CAS, stated their support and offered parking (once legal documents are secured - insurance etc). Since most of the CAS events are held during the week their parking would be available evenings and weekends for use by the new pub/restaurant.

Supervisor Eggleton stated that the Town supports new businesses and will work with owners to meet any needs that arise.

Lisa Lyons, representing the LM Chamber, stated that the chamber has been working towards future needs of the town including green space and funding opportunities. This project adds life to the overall scope of the town. Several other members of the public offered their support of the project.

Mr. Illing asked about the seating capacity and parking needs. Outdoor seating would be available during the summer months when the restaurant would be busiest. Several letters were presented pledging parking spaces to this business. Signage and web information would be posted directing patrons to available parking areas. Concerns were voiced that established businesses would not be hindered in their parking needs.

On a motion by Chris, seconded by Joy the public hearing was closed at 7:25 p.m. Vice Chairman Barnhart opened the regular meeting of the Planning Board with the pledge to the flag.

Mr. Barnhart read and completed the SEQR. Chris made a motion for a negative declaration, Robert seconded and all were in favor.

Wes Illing presented his observations and concerns for the Board's review.

- Main Street impact during construction
- Basement of building needs to be filled in to prevent impact of flood damage
- Building needs to be brought up to code due to the significant renovations being done
- Landscaping and walkway would be addressed in the second phase of the project

Joy made a motion to grant conceptual approval of the 42-44 Main Street Project, Robert seconded and all were in favor.

Mr. John Westergreen, owner of the Main Street Farm building which houses a market and café appeared before the board for a change in use to part of the building. Currently the apartments are leased full time. He would like to convert to transient housing (short term lodging) once the current leases are up. There are seven parking spaces for the building's use with handicap accessibility.

He would also like to install a wood fired pizza oven for use mostly on weekends. This oven exhausts straight up reducing smoke lingering around the building. He markets local grown meats, vegetables and cheeses and these would be used on the pizzas as well.

Chris made a motion to grant this change in use, Joy seconded and all were in favor.

The minutes of the previous meeting were not approved as a quorum of members were not available.

Updates: SBA Tower Company submitted some information but not all that had been requested. Mr. Gabbard will follow up with them.

Correspondence: Sullivan County Agriculture review
Training opportunities

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