

Town of Rockland Planning Board
September 2, 2015

Members Present: Chairman Thomas Ellison, James Severing, Richard Barnhart, Chris Andreola, Nancy Hobbs, Joy Wood. Absent: Robert Eckert. Also present, Glenn Gabbard, Code Enforcement Officer 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 August meeting were accepted as distributed.

Mr. Bruce Fulton maps for a re-date for the Roseo/Vallone lot improvement approved by this board in October 2014. These maps had never been filed with the county. Jim made a motion approving the signing and re-dating of the lot improvement maps Rick seconded and all were in favor.

Mr. Fulton presented information on a two lot subdivision for Helen Kofler, Sattler Road, Roscoe. Mrs. Kofler has been trying to sell her property without success and feels that perhaps the smaller lots may sell. Parcel #1 would be .82 acres with the house and garage and parcel #2 would be 2.57 vacant acres. There was discussion on the length of the road, how much the town owns and maintains, whether soil and deep test pits were necessary as municipal sewer was available along Route 206. Mr. Fulton will check with the highway superintendent and the water/sewer superintendent for letters of accessibility.

On a motion by Nancy, seconded by Richard and all being in favor this board will be lead agency. A letter of intent will be sent to NYS DEC and Sullivan County Division of Planning. A County 239 Review is necessary. A public hearing will be held October 7th at 7p.m.

Ms. Julie Harris of 45 Gulf Road Roscoe appeared before the board. She would like to open a boutique in the basement of her home this would be a home based business, secondary use to the primary use as a residence. There was discussion on the parking needs, traffic impact, lighting, access for handicap, signage etc. As a public space there were new fire regulations in place that needed to be implemented. Ms. Harris will evaluate her options, speak with the Code Enforcement Officer and return to the board if necessary.

Mr. & Mrs. Nussbaum appeared before the board presenting a preliminary site plan for the change of use at 699 Old Rt 17, Livingston Manor (formerly Marty's Furniture store). They are proposing a wholesale frozen pastry operation. The site plan did not address the necessary items called for in the Town code - fire lane, parking, lighting, signage, ADA compliance etc. Mr. Nussbaum was advised to obtain a professional who would read the town code and present these items on a site plan. He was also asked to supply an escrow check in the amount of \$500 to cover the town engineer's oversight of the plan. A County 239 review, public hearing and SEQR will also be needed.

Haven for Humanity representatives came before the board. This self sustaining operation initially obtained building permits to build their residence on Mud Pond Road but have now expanded their vision and hope to build an educational center and guest lodging. They own approximately 40 acres and plan to grow an edible forest, use solar panels, and produce gas from an algae moat. As they convert from private to public they need a new site plan and approval for a change in use.

David Mance submitted updated maps for the Kaplan Subdivision as well as septic system plans. The County and NYS DEC have both signed off on this subdivision. A letter was submitted from the highway superintendent on a driveway location. The public hearing was held last month, SEQR read and completed. On a motion by Rick, seconded by Chris and all being in favor, a negative declaration was made. On a motion by Rick, seconded by Joy and all being in favor, approval was granted for the Kaplan Subdivision.

Mr. Mance also submitted maps requesting a lot line adjustment on Davis Road, Lew Beach. Richard re-cused himself. There was discussion. On a motion by Jim, seconded by Joy and all being in favor approval was granted for this line adjustment (5/0).

Chairman Ellison advised the board members of upcoming training opportunities from the county. He also updated the board on the Dollar General Store presented last month. There has been no paperwork submitted to date on their move forward.

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