

TOWN OF ROCKLAND COMPREHENSIVE PLAN MEETING #4

Attendees: Robert Eggleton
Peter Manning
Russell Budd
Lisa Lyons
Peggy Johansen
Art Riegel
Harvey Susswein
Manny Zangers
Kevin Colpoys
Sheila Shultz
Tom Ellison
Chris Tcimpidis

The fourth Comprehensive Plan Meeting for Town of Rockland met at the Town Hall on Wednesday, September 28, 2016 at 6pm, led by Robert Eggleton, Town Supervisor.

Supervisor Eggleton opened the meeting with presentation of the minutes from the August 31st meeting. Motion was made by Harvey Susswein, seconded by Art Riegel to approve minutes.

An update was briefly given on Land Use revision, section 4. Rob Eggleton said it is planned to have it publically available by October 20 for comments. This may make it possible to adopt by the end of November while there is still a moratorium on it. Changes will be posted on the Town website and noted that there will be public hearings before being adopted. Any changes or additions will be printed in color text to make it more noticeable for review. The County is currently working on digital maps.

As discussion began, Russell Budd emphasized keeping in mind “where you have been, where you are and where you plan to be” as progression continues. Areas discussed in section 4.1.2 were Senior housing which is complete, White Roe Lake development which was never pursued and Lew Beach which is mostly out of our district. A new list of future land use will be added if anything is in plans or process.

As the review continued in section 4.1.3 A, a suggestion was made to compare a list of trends with neighboring towns, words such as “geared toward’ should be changed and extra consideration should be given to the large parcels currently owned within the town, should they ever decide to sell. It was also suggested to send out a letter to these landowners for feedback and hold a special meeting specifically for the SC District (Special Conservation) to look over maps with these existing large parcels. A review of zoning maps for RC Districts (Rural Conservation) with topographical lines should also be done with a plan to develop incentives for density.

B - replace wind generation with solar information

C - Lake access will be gone over along with section A later on

D - Non-conforming use and grandfathering

E - Stormwater planning, the zoning amendment will be reviewed as to what has been adopted

- F - This guideline was never adopted but will be left in plan and community can pursue it
- G - Septic standards within town and NYS standards are high so this is not an issue
- H - River Enhancement guidelines, a notation of where information is available and future discussion for buffers
- I - Already have standards that cover this topic
- J - Senior Housing - this will be reviewed again later
- K - New plan will have its own Agriculture section
- L - Historic in previous section but will keep this section in as well and enhance language
- M - I86 development will be left in plan

Section 4.2 Community Facilities

This section should also mention Schools, Highway & Sewer Department upgrades and suggestion of wording about cell towers

Section 4.2.6 Storm Water Management - not accurate, will be upgraded

Section 4.3 Transportation

Section 4.4 Economic Development

Next meeting will be held on October 26, 2016 at Town hall, 6pm.

Tom Ellison made a motion to adjourn meeting, Art Riegal seconded, 8:45pm.