

September 5, 2018 Town of Rockland Planning Board

Members Present: Chairman Thomas Ellison, Richard Barnhart, James Severing, Robert Eckert, Chris Andreola, Nancy Hobbs. Absent: Joy Wood

Also present, Glenn Gabbard, Code Enforcement Officer, Dave Ohman, Engineer, several members of the public.

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Jim, seconded by Richard the minutes of the August meeting were approved as distributed.

**SBA cell tower special use permit** renewal for the Clemments site has been submitted. Wes Illing will review the inspection report before the board will renew.

**Firelight Camp Project:** Chairman Ellison recused himself from the table and vice chairman Richard Barnhart took over the meeting. Dave Ohman from Delaware Engineering was introduced to the board members. Mr. Ohman, working for the town, will be reviewing the project submittals and working with Mr. Illing throughout the projects development and review.

Mr. Illing reviewed the projects preliminary site plan, which had been submitted to the town clerk's office on August 24, 2018.

- During the 2006 flood event, which devastated Elm Hollow Brook and the town road, the dam on this property was washed out, taking many standing trees with it. This has allowed the stream waters to be exposed to full sun light, warming the waters. The site plan shows replanting of willow trees along the stream banks. These will stabilize the soil, growing quickly to bring more shade to the stream.
- The holding pond has been designed larger and deeper to allow water temperatures to be colder before discharge to the stream.
- The soils are a considered Class D - slow percolating.
- The applicants held an informal public meeting at the Catskill Arts Center last week to field any comments and alleviate concerns.
- The applicants did a light experiment at the site - they hung high wattage lanterns from several trees as well as painters canvas to simulate tents. They returned after dark and took pictures from the Little Ireland Road to see if any lights could be seen - none were.
- They would be utilizing dark sky compliant lighting on the buildings and low lights along the pathways and at the tent sites.
- There was discussion on the sharp turn along the Little Ireland Road. The applicants will have a surveyor measure the site distances from both directions to be sure their entrance road is safely accessible and may make recommendations to the town for speed limits.
- The entrance road will be compacted gravel and transition to asphalt on the steeper grades. The asphalt portion of the road will be 10' wide with 2' shoulders on either side, making it a 14' road. The asphalt portion will be a one way loop. The narrower road will slow traffic along with posted signs.
- Parking areas throughout the project will be compacted gravel.
- One of the buildings will be located at an existing quarry, no additional impervious surfaces will be added in that area. This area will be used for events.

- The applicant is addressing any endangered species concerns on the site.
- They are following the DEC regulations for storm water run off and retention pond, incorporating strict dam structure regulations.
- They expect to install underground utility lines.
- Their public spaces would include the registration lobby/food and beverage service building, bath houses, pool and event building.
- There would be an outdoor terrace and patio outside the lobby building for use by the guests for lounging, cooking and eating. A fire pit and grills would be located here. No individual fire pits would be located in the tent areas.
- The food service area would include a market and would sell prepared or semi prepared food for guests. This area would be Department of Health inspected and approved.
- Three quarters of the tent sites would have a half bath attached and one quarter of the sites would have a full bath attached.
- There would be centralized parking lots then paths that lead to the individual tent sites. There are a total of 218 parking spaces plotted on the site plan. Many of the tent sites are too far away from the central lobby/food service building to walk to and so the guests would use their vehicles to and from.
- The applicants would like to drill a well for potable drinking water before winter. They will be required to perform pump tests and offer to monitor neighboring homeowner wells in the process.
- They will be seeking variances for landscaping vegetation per town code as the project site sits in the middle of forested land.
- Their event space includes a building for food service, storage and bathrooms, natural stone patio and court yard with fire pit. Event tents would be used on the patio. Most of the guests attending the event are expected to be guests at the camp sites.
- They would expect to be operational from May through October. The applicants asked about a noise ordinance and would have quiet hours that adhered to the town code.

Several other items will be addressed at the next meeting. The applicants provided a check for the escrow account to cover the engineers fees.

Vice Chairman Barnhart allowed several questions from the public present, concerns included road traffic, well drilling (and how it will affect neighboring wells) and garbage removal.

Chairman Ellison rejoined the board and noted upcoming training on September 26<sup>th</sup>.

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