

Town of Rockland Planning Board  
January 2, 2019

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

Chairman Ellison opened the meeting with the pledge to the flag. He thanked the members of the board for their service to the town and asked for nominations for a vice chairman. Jim nominated Richard, Chris seconded and carried 5/0.

On a motion by Richard, seconded by Chris, the minutes of the December meeting were accepted as distributed with corrections, carried 5/0.

No correspondences had been received but Chairman Ellison mentioned the need to complete the four hour training as required by the town.

Jim recused himself from the board and presented a **lot improvement between John Bock and Roger Hourihan**. Mr. Hourihan would like to add a small amount of property to his side yard as it is a steep grade. There was discussion. On a motion by Richard, seconded by Chris this lot improvement be approved as presented, carried 4/0.

**Mr. Joseph Irace presented a subdivision proposal of his 30 acre lot on Hunter Lake.** This piece of property is situated next to the Hunter Lake camp ground. Mr. Irace would keep 15 acres for himself and divide the remaining 15 acres into three 5 acre lots. There are wet lands in the area but not on this piece of property. There would be approximately 120' of lake frontage and there is buried electric service already on site. There is an existing road that runs through the whole piece of property and would be used as a private drive to access each parcel.

This piece of property is at the end of Park Drive, which the town plows through the loop. This is a prescriptive road and Jim asked that the road loop be detailed on the final map as well as the approximate electric line location, proposed building envelopes, septic and well locations. A road maintenance agreement should be drafted as well. Mr. Irace stated that no further subdivision of these lots would be allowed per deed restriction. He would like to return next month with the final map, perk and deep test pit results and hold the public hearing if possible. This needs a County 239 review.

Chairman Ellison recused himself from the Board and Richard took over. Dave Ohman joined the board.

**Firelight Camps:** Wes Illing stated that the well had been drilled and they would be doing the pump tests next week. They checked over the response from the County 239 review and addressed their concerns. Minor changes were made to the SEQR and the applicant would like it re-distributed to interested parties.

The applicants are asking to schedule a public hearing for next month and begin the SEQR review process. They would be meeting with the DEC next week to review the culvert, stream and wet lands on the project site.

Vice Chairman Barnhart allowed a question from the public present. Attorney Meave Tooher, representing Mr. Templin stated that she is still waiting for a response from our town attorney. Rick said he would ask Mr. Klein again to respond. She also asked for copies of the pump test results when they are received.

Mr. Templin stated that he felt that Wes Illing representing the town in some matters then presenting projects to the board was a conflict of interest and unethical. He gave Mr. Barnhart a copy of his findings.

There being no further business before the board, Chris made a motion to adjourn, Bob seconded and carried 5/0.