

Town of Rockland Planning Board
April 3, 2019

Members present: Chairman Thomas Ellison, James Severing, John Veleber, Robert Eckert, Joseph Lambe and Nancy Hobbs. Absent: Richard Barnhart
Also present were Glenn Gabbard, Code Enforcement Officer and Wes Illing, engineer.

Rogers Subdivison: At 7:00 p.m. Chairman Ellison opened the public hearing on the Rogers Subdivision, Grooville Road, Livngston Manor. Jim recused himself from the board and presented an updated site plan, soil test results and proof of mailings. No one from the public present wished to comment so Robert made a motion to close the public hearing, John seconded and carried.

Chairman Ellison opened the regular meeting of the planning board with the pledge to the flag. On a motion by Robert, seconded by Jim the minutes of the March 6th meeting were accepted as distributed.

Jim again recused himself from the board and discussed the notations on the Rogers subdivision site plan - the septic was to stay away from the high water level of the stream bordering the property (note #7). The county reviewed the submission and stated that this was a local determination. Robert made a motion to approve the Rogers subdivision, John seconded and carried 5/0. Jim rejoined the board.

Cell Tower: SBA submitted their renewal application for the cell tower on Service Road (Morriston site). Wes has reviewed their inspection report but due to the icy road he was not able to access the tower site for his own inspection. He will plan to do so as weather permits. The permit does not expire until later in the year so there is time to complete this inspection.

No correspondence or updates received.

Irace Subdivision: At 7:15 p.m. the regular meeting of the planning board was recessed and the public hearing for the Irace Subdivision was opened. Joe Irace gave an overview of the proposed subdivision. This is a 30 acre lot and would be split into four lots, selling three, keeping one 15 acre lot for his children. A note will be made that no further subdivisions will take place on the three lots.

One member of the public reviewed the site plan and offered his support of the project. Nancy made a motion to close the public hearing, Jim seconded and carried 6/0.

Chairman Ellison re-opened the regular meeting of the planning board. He stated that two e-mails had been received concerning the Irace Subdivision project expressing concerns with the condition of the road and additional traffic during future construction of the sites.

Joe submitted an amended SEQR as requested. He noted that the site plan noted the building envelope, well and septic locations. Mr. Irace submitted the proof of mailing and an updated road maintenance agreement.

Jim made a motion to approve the Irace Subdivision, Robert seconded and carried 6/0. Jim made a motion to approve the chairman to sign the site plan maps and mylar at a later date, Robert seconded and carried 6/0.

Keiser Equipment: Michael Misner from Keiser Equipment stated that he is waiting for Jim Hughson to haul the contaminated dirt from the property. At that time he will remove the container. He is expecting this work to be done by the end of April. Chairman Ellison stated that this board needs to see the DEC sign off on the dirt removal in order to complete this process. He also stated his concerns with the pile of trash inside the fence and the cars that park along the road. Mr. Misner stated that the cars belonged to the house next door and not Keiser Equipment employees. He would be removing the items piled inside the fence shortly (they are items from his wife's thrift shop).

Sunshine Colony: Kevin Cooke appeared before the board with a Special Use Application for the Sunshine Colony - a wine, beer and small plates restaurant to be located at 67 Main Street, Livingston Manor. They would be open weekends from 3-10 pm. This will need the County 239 review and a public hearing (May 1st at 7pm).

Jim made a motion that the Town of Rockland Planning Board be lead agent, Nancy seconded and carried 6/0.

Obency (lot improvement or subdivision): Jim recused himself from the board and presented a site plan. He questioned whether this would be a lot improvement or subdivision and was seeking direction from the board. Mr. Obency would like to cut two acres out of a 38 acre parcel of land, using the existing stone wall as a boundary. There is an OSI easement on the property and they are aware of the proposal and would be forwarding a letter stating their approval and revising the easement. After discussion Nancy made a motion to consider this a lot improvement, John seconded and carried 5/0. Jim rejoined the board.

There was further discussion on the situation at Keiser Equipment and the lack of movement on the issues at hand.

There being no further business before the board Jim made a motion to adjourn, Robert seconded and carried 6/0.