

## TOWN OF ROCKLAND PLANNING BOARD MINUTES-JUNE 5, 2019

Members: Thomas Ellison, Nancy Hobbs, John Veleber, Richard Barnhart, Joseph Lamb.  
Others present- Glenn Gabbard Code, Enforcement Officer.

Absent: James Severing, Robert Eckert

Meeting was called to order at 7:06 pm with the Pledge of Allegiance.

Chairman Ellison called for a review of the minutes- Rick Barnhart made a motion to accept the minutes, Nancy Hobbs seconded.

SUNSHINE COLONY- Meg Mc Neil

Ms. Mc Neil gave an update on her proposed wine bar. A new location has been found at 47 Main Street- the current location of Sims Foster's offices. She presented a sample menu and a mocked-up floor plan for the board's review. She is seeking a special use permit but was advised by Chairman Ellison that a site plan review is required before a public meeting can be set. There is no survey (per Sims Foster), she was advised to reach out to Tom Ward or George Fulton to see about having one done or if there is possibly an older one in existence already. Chairman Ellison felt comfortable scheduling a public meeting, that there would be a site plan in time for the next meeting.

A Notice of Public Hearing for the next Planning Board meeting on July 3, 2019 at 7 PM will be submitted to the newspaper and a County239 sent to the county for review.

KEISER EQUIPMENT-Mike Misner-not present

Mr. Misner was unable to attend the meeting, but Chairman Ellison spoke to him and obtained an update on the clean-up situation. Mr. Misner advised that he had "lost his hauler" but was able to hire Deckelman LLC. Chairman Ellison told Mr. Misner to make sure he obtained receipts. There was further discussion about what Mr. Misner is required to do. Code Enforcement Officer Glenn Gabbard said some of the junk has been cleaned up, but junk cars remain in the weeds. He stated that "if he is unable to complete the process, action must be taken." Chairman Ellison stated that if proceedings needed to be reinstated, then go ahead.

SBA (Cell Towers)- Glenn Gabbard inspected, not completed and must be done by December 2019.

CORRESPONDENCE-

SC - Training session- (2-night, 3-hour sessions on 6/24/19 & 6/26/19)

FIRELIGHT/MATT MOSS-

Rick Barnhart informed the board that he has been advised that Matt Moss/Firelight signed a letter of termination of their project. They stated their reasons as being; timeline, and amount of money spent so far. This is not their only project and they feel there is too much risk to continue.

## GLAMPING PROJECT/DAVENPORT ROAD

Chairman Ellison informed the board that there is a proposed “glamping” project for a property on Davenport Hill. They would like to use new shipping containers to create five clusters (4units each) of transient/seasonal tiny home type structures- “a millennial Air B&B”. Some concerns are the grade and size of the road- it is a very steep secondary road. Before the application can be considered engineering, data must come back and be evaluated. More information is needed before moving forward.

More discussion regarding updating and clarifying zoning codes- particularly regarding camping- needs to be done. These need to be removed and/or changed on our website as well.

## OTHER

The Boy Scouts camp director (Onteora Road) has resigned, his replacement will appear in July to discuss terms on their seasonal cell tower.

1242/1244 Old Route 17- known locally as the “Old Chicken Coop” is under new ownership. They would like to repair the house, garage and the 3 or 4 unit building once used as apartments. Former Code Enforcement Officer Charlie Irace closed down this property in 2013-2014, the new owners have promised to bring it back up to code. They are asking for a special use permit as the previous owner’s use was abandoned. According to the updated 2016 Lot Development 185-13, this property can have up to thirteen bedrooms. Again, there was some further discussion regarding some possible zoning issues that might arise.

Chairman Ellison announced that this would be Nancy Hobbs’ last meeting as she was moving to Loudon, Tennessee. She was thanked for her service and best wishes for her future were given by all present.

Rick Barnhart made a motion to adjourn, John Veleber seconded it.

The next meeting will be held on July 3, 2019 at the Town Hall in Livingston Manor.

Meeting was adjourned at 7:35 PM.