

Town of Rockland Planning Board  
August 7, 2019

Members Present: Chairman Thomas Ellison, Ryan Edwards, James Severing, Robert Eckert, Joseph Lambe, John Veleber, Richard Barnhart. Also present Code Enforcement Officer, Glenn Gabbard.

### **Kaplan Subdivision/Lot Improvement**

At 7:00 p.m. Chairman Ellison opened the public hearing on the Kaplan Subdivision/Lot Improvement on Mary Smith Hill Road in Lew Beach. There was no one present wishing to comment. Jim made a motion to close the public hearing, Robert seconded and carried.

Chairman Ellison opened the regular meeting of the Planning Board with the pledge to the flag. On a motion by Jim, seconded by Ryan the minutes of the July 3<sup>rd</sup> meeting were accepted as distributed.

Dave Mance presented the board with the final subdivision/lot improvement maps. Four acres will be transferred to James Powell as a lot improvement, 34 acres with the farm house would remain in the Kaplan family with the remaining acreage being purchased by the state. Mr. Mance requested a waiver on the soil tests for this new lot as it would not be developed. Richard made a motion to grant this waiver request, Jim seconded and carried. The SEQR was presented and doesn't show any environmental impacts with this action. Richard made a motion to declare a negative declaration, John seconded and carried.

Jim made a motion to approve this subdivision/lot improvement, Robert seconded and carried.

On a motion by Richard, seconded by John the minutes of the June meeting were accepted as distributed.

### **SBA Cell Tower**

Glenn reported that he and Wes Illing has visited the Morriston tower site and the road needs to be reworked. Wes also had concerns with the vegetation and will provide the board with a letter.

Chairman Ellison reported that the town committee was finalizing the comprehensive master plan and the final draft would be ready next week for viewing. A public hearing would be scheduled for September. He urged the members of this board to view the document and attend the hearing.

On a motion by Jim, seconded by Richard the regular meeting of the planning board was recessed to open a public hearing.

### **Boy Scout Camp Cell Tower**

At 7:15 p.m. Chairman Ellison opened the public hearing on the Boy Scout cell tower Special Use application. A gentleman in the audience stated that he was there representing the Sisters of Bethlehem Monastery and was concerned it could be seen from their property.

As the tower has been in use already this summer and not seen from the Monastery property it was unlikely it would happen in the future. There was no further comments offered. John made a motion to close the public hearing, Jim seconded and carried.

On a motion by Richard, seconded by Robert the regular meeting of the planning board was re-opened.

Chairman Ellison stated that the cell tower special use was reviewed and accepted at last months meeting but the public hearing was overlooked.. Jim made a motion to approve the special use application for the Boy Scout camp cell tower, Robert seconded and carried.

### **De Rosa Hotel**

Anthony DeRosa appeared before the board with a preliminary site plan for a new hotel located at 180 Rockland Rd, Roscoe. His plans are to build a five room, one story hotel on the lot adjacent to his property (The Court Yard). He previously received approval from the ZBA for the rear setback. The County had suggested some landscaping along the front of the property to control the flow of cars coming in and out of the parking lot. The planning board would need to see a full site plan as well as lighting plan, signage, fences etc. A SEQR form would need to be submitted as well as holding a public hearing.

Richard made a motion that the Planning Board be lead agent, Jim seconded and carried. The clerk will notify the DEC and the County.

### **Carlsen Lot Improvement**

Jim recused himself from the board and presented information on a lot improvement for Brian Carlsen at Nitchkie and Brown Streets, Livingston Manor. 0.19 acre would be added to the Carlsen lot leaving 0.26 acre lot with the apartment building. This meetings the current town codes. Richard made a motion to approve the lot improvement, Robert seconded and carried.

Jim rejoined the board.

There being no further business before the board Jim made a motion to adjourn, Richard seconded and carried.