

March 6, 2019 Town of Rockland Planning Board

Members Present: Chairman Thomas Ellison, Robert Eckert, Joseph Lambe, James Severing, John Veleber, Richard Barnhart. Absent: Nancy Hobbs

Also present: Supervisor Robert Eggleton, Glenn Gabbard, Code Enforcement Officer, Wes Illing, engineer.

Chairman Ellison opened the meeting with the pledge to the flag and stated that Firelight Camps project would not be presenting nor discussed at tonight's meeting. Chairman Ellison welcomed the newest board member, Joseph Lambe. Mr. Lambe replaces Joy Wood who resigned her position.

Richard made a motion to accept the minutes from the February meeting as previously distributed. Bob seconded and carried.

**Rogers Subdivision:** Jim recused himself from the table and presented information on the Rogers subdivision. A note will be made on the map that the septic will stay within 100' from the top of the high water mark within the building envelope. No soil tests have been done due to the winter conditions. He expects to have them done before the next meeting. A public hearing will be held on April 3, 2019 at 7:00 p.m. The applicant will send out notices to property owners within 500' of the site.

The clerk received the county's response to the 239 Review - this is a local determination. The SEQR was reviewed and no impacts were noted. Richard made a motion to declare a negative declaration, John seconded and carried 5/0. Jim re-joined the board.

**Irace Subdivision:** Joe Irace presented updated information on the subdivision, SEQR and road maintenance document (a sample for potential buyers), this will be filed and attached to the deeds. Mr. Irace noted that the septic systems would be located behind the houses within the building envelope and designed for four bedroom houses and the wells located in the front. Wes noted that the septic need to be shown as shallow trench systems. Mr. Irace noted that there were no wet lands on this piece of property.

There would be a turn around at the end of Park Drive. The road through the property is a 50' wide existing right of way. No plans are being made to improve the road. There was discussion on the width and turn around areas needed once homes are built, these improvements will be the responsibility of the land owners. The board asked Mr. Irace to indicate the distance from the Hunter Lake Road and Park Drive on the site plan.

Note #4 on the plan states that no further subdivision of Lots #1, 2 & 3 can take place but reserves the right to subdivide Lot #4. Chairman Ellison reviewed the SEQR and noted that question #3 - the amount of land that will be disturbed - should be adjusted to less than 1 acre.

Jim made a motion that the Planning Board be lead agency, Richard seconded and carried 6/0. Jim made a motion to declare a negative declaration, Bob seconded and carried 6/0. A public hearing will be held on April 3, 2019 at 7:15 p.m. The applicant will notify the adjoining property owners within 500'.

**Keiser Equipment:** Mr. Misner was not in attendance. The chairman will draft a letter requesting his presence at the next meeting.

**Steve's Camp:** Mr. Josh Borkin appeared before the board with information on the need to replace the existing septic system for the camp. Any improvements are now subject to planning board review. The plans have been in the works for some time and are now needed.

Currently the camp has a state permit for the camp for 50 people but had been planning on expanding the camp and designed the new septic system for a larger occupancy. Chairman Ellison noted that there has been discussions with the code enforcement office and the town attorney. Since changes were made in the town code in 2016 new or enlarged camps are not permitted. A camp can make repairs but cannot expand. This may or may not be changed in the town codes.

This board can review the repair plan for the existing occupancy limit but not something larger. They would need to see a copy of the state DOH approval for the septic plan, SEQR and a Special Use permit application. A public hearing can be held in May once paperwork is received.

**SBA Cell Tower:** The Morriston site special use permit is up for renewal and SBA has submitted their application and report. We will review the report and try to access the site for inspection.

Updates: Supervisor Eggleton stated that all town employees, paid or un-paid, must attend a Sexual Harassment webinar. He will get more information on this.

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