

Town of Rockland Planning Board  
October 2, 2019

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

Chairman Ellison opened the meeting with the pledge to the flag.

At 7:00 p.m. Chairman Ellison opened the public hearing on Steve's Camp Septic system upgrade. No comments were offered from the public present. Jim made a motion to close the public hearing, Richard seconded and carried.

Jim made a motion to accept the minutes of the September meeting as distributed, John seconded and carried.

**Steve's Camp:** Josh Borkin from Steve's Camp previously submitted proof of mailings for the letter of notification sent to property owners for the public hearing as well as a letter from the Department of Health. The applicant may need an updated SPDES permit from the DEC, Mr. Borkin will check with this engineer on this and submit a copy of their permit. John made a motion to approve the Special Use application to upgrade the septic system for Steve's Camp, Richard seconded and carried.

**DeRosa Motel:** Anthony DeRosa presented an updated site plan for the proposed 5 room motel. The applicant had previously received an area variance for the rear property line set back. The County had expressed their concerns with access to the parking area and asked that some control be put in place for safer access. There was discussion on the designated parking spaces - they need to be larger; location of the dumpster (now located behind the Court Yard Restaurant); dark sky compliant lighting; details on signage and utilities. Mr. DeRosa will return next month with a more detailed site plan.

**D'Orazio House:** Mrs. D'Orazio presented 2 options for a house replacement at 54 Park Drive, Hunter Lake. They are proposing building the new house further back from the lake and installing an new septic system. One option is wider, one is longer. There was discussion. At last month's meeting the board gave conceptual approval for a new home no larger than 1200 square feet with detached garage. The 26 x 46 foot house option would be 1196 square feet. The applicants need to present a storm water plan and SEQR with their final site plan.

The Town Assessor presented a request to combine properties owned by Albert & Stephanie Lemelle-Thomas, Old Hunter Rd, Livingston Manor. The properties were part of an old filed subdivision that was abandoned. Tom Wells from the Real Property Tax Office stated that these could be combined with the boards approval. Richard made a motion to approve this combination, John seconded and carried.

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Chairman Ellison encouraged the board members to finish their required continuing education hours for the year. He also stated that there had been a public hearing on the Comprehensive Master Plan and the feed back was positive with a few minor suggestions. This will move forward with another public hearing, SEQR and County 239 reviews before final adoption.

On a motion by Jim, seconded by Richard this meeting was adjourned at 8:00 p.m.