

Town of Rockland Planning Board  
September 4, 2019

Members present: Chairman Thomas Ellison, Ryan Edwards, John Veleber, James Severing, Joseph Lambe. Also present - Wes Illing, engineer.

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Jim, seconded by John the minutes of the August meeting were accepted as distributed.

### **SBA Cell Tower**

The Morriston site special use permit is due to renew in December. Wes Illing has suggested that the vegetation has failed and needs to be re-planted next spring. The road also needs to be improved. These recommendations were forwarded to the tower representative to address.

### **D'Orazio House Replacement**

Tom Ward presented a preliminary sketch plan of a house replacement for 54 Park Drive, Hunter Lake. The existing house is approximately 750 square feet and the proposed house is a 1 ½ story home with garage (1350 sq ft). The applicants would move the house back towards the road about 40', making room for an improved septic system They would be using the existing well.

In the past this board has allowed replacement homes to be a little larger than the original foot print but never double in size. This proposal is significantly larger than the original and sits on a non-conforming lot (less than 1 acre). The applicants state that there would be no impact on the view shed to the neighbors.

There was discussion on modifying the size of the proposed building, possibly to 1200 square feet, making the garage separate (as an accessory building) and moving it further back. They would keep the existing side yard set backs.

Jim made a motion to grant conceptual approval of a 1200 sq ft house replace with detached garage, Joseph seconded and carried. Mr. Ward will return with updated site plans next month.

### **Steve's Camp - DeBruce Rd**

Mr. Josh Borkin from Steve's Camp appeared before the board. He originally presented information in March 2018 on improving the septic system for the camp. The new plan was approved by the Department of Health. They are looking to improve the system to accommodate 100 people per day for future growth. Jim made a motion that the Town of Rockland Planning Board be lead agent, John seconded and carried. The clerk will notify the county, DOH and DEC with a letter of intent. Part 1 of the SEQR was presented noting no adverse environment impacts. Chairman Ellison completed Part 2. Jim made a motion declaring a negative declaration, John seconded and carried. A public hearing will be set for October 2<sup>nd</sup> at 7p.m.

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