

Town of Rockland Planning Board  
February 5, 2020

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

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Richard, seconded by Jim and carried, the minutes of the January meeting were accepted as distributed.

### **Fuchs Lot Improvement**

Bruce Fulton presented information on a lot improvement for Howard & Akemi Fuchs, 22 Lake Drive, Hunter Lake. They currently own three parcels - the house lot, the lot next door with garage/workshop (parcel B) and the lot to the lake (parcel A). While they have a deeded ownership and right to use parcel A, they would like to combine it with the house lot becoming one lot.

Richard made a motion to approve the Fuchs Lot Improvement, Jim seconded and carried.

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

Tom Ward appeared before the board with updates on the D'Orazio house replacement, 54 Park Drive, Hunter Lake. With input and direction from Wes Illing he has increased the storm water retention chambers to hold and release storm water after one hour. He presented proof of mailings for the public hearing notification. Chairman Ellison stated that Part 1 of the SEQR notes no environmental impacts from this project. Chairman Ellison completed Part 2 of the SEQR.

Jim made a motion to declare a negative declaration for the D'Orazio project, Robert seconded and carried.

At 7:15 p.m. Chairman Ellison recessed the regular meeting of the Town of Rockland Planning Board and opened the public hearing for the D'Orazio Project. Mr. Ward recapped the project - this is a house replacement at 54 Park Drive at Hunter Lake. The proposed house will be 1200 square feet including decks and a small garage. The same side yard setbacks would be maintained with the house sitting further back from the lake to allow for a better septic system to be installed. Two storm water retention chambers would be installed, holding storm water for about one hour before release.

There being no one from the public present wishing to speak, Richard made a motion to close the public hearing, John seconded and carried. Chairman re-opened the regular meeting. There being no questions or concerns raised by the board, Jim made a motion to grant final approval of the D'Orazio house replacement project, Robert seconded and carried 6/0.

**Camp Na’Aleh Special Use**

Randy Wasson, engineer for Camp Na’Aleh presented information for improvements to the camp at 720 Parkston Rd., Livingston Manor. This is a 100 acre parcel being operated as a summer camp with numerous buildings. The proposal is for four new buildings (2 staff and 2 camper dormitories). One of the new buildings would be replacing an existing building. The current camp capacity is approximately 457 campers with the potential of 583 with the new buildings. There is an existing sub-surface septic system permitted by the DEC. A new, larger tank will be installed with better leach fields to accommodate the additional buildings. There was discussion by the board.

Several items need to be addressed on the next site plan:

- Better topo shown on the site plan with the flood plain indicated.
- Existing and proposed septic structure
- Parking, utility poles and vegetation
- Lighting detail for new buildings
- Calculations for the extra square footage of impervious surface
- Storm water retention plan
- Roadway widths for emergency vehicles
- Plans for the new buildings
- Storage containers need to be removed (not permitted)
- DOH and DEC review and approvals

Richard made a motion that the Town of Rockland Planning Board be lead agency, John seconded and carried. The clerk will notify the DEC and the county with a letter of intent.

Chairman Ellison stated that he and the Code Enforcement Officer met with Randy Lewis from the Catskill Brewery to discuss their future plans for expansion and the use of a food truck. He also reminded the board to get their continuing education credits for the year.

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