

Town of Rockland Planning Board  
July 1, 2020

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

Chairman Ellison opened the meeting with the pledge to the flag. A quorum of members from the March meeting were not present so the minutes were tabled for approval until next month. No meetings were held in April, May or June due to the Covid 19 Virus and no business before the board.

Updates: The town board secured a new engineering firm to handle all town matters so Mr. Illing will no longer be covering planning board reviews.

Mr. Randy Wasson presented updated information for Camp Na'Aleh's dorm and staff building project. He has attempted to address many of the items covered at the February meeting:

1. Field topography was added to the site plan map.
2. Septic tank and subsurface septic disposal system are shown on site plan as well as the proposed system that will provide additional capacity.
3. No formal parking lots are designated as there are so few cars on campus. Buses enter the site, drop off or pick up campers then leave. There are no visiting days at the camp.
4. Trees, shrubs and brush lines have been shown. The camp is well screened and they have no plans to add more greenery.
5. Utility poles and lights are existing – their location have been added to the site plan. New lighting will be similar to the existing type.
6. Calculations for the additional square footage are included on the site plan.
7. The total site disturbance will be less than one acre so the NYS DEC threshold will not be breached (no storm water plan is proposed). An erosion and sediment control plan will be implemented during the construction.
8. Plans for the proposed buildings have not been developed. Plans and photos of existing buildings will be provided and are representative of what is proposed.
9. One of two storage containers has been removed. They would like to keep the second for storage and they will close it in (pole barn) to meet code.
10. Plans will be submitted for approval to the DOH and DEC upon site plan approval by this board.
11. A neighbor has an easement through the site (with no metes and bounds or width measurements indicated) just that right of ingress and egress exists and both parties will maintain and use it.
12. No buffer areas are proposed as the camp is not visible from neighboring lands.
13. Sidewalks and roadways are shown on the plans. Only a short sidewalk extension is proposed to access the proposed building.
14. No proposed signs will be added to the project site other than the building number
15. There are no public facilities on the site.

Mr. Wasson will proceed with gathering information and passing it through the new engineer for their review and comments.

Town of Rockland Planning Board

July 1, 2020

Page 2

Mr. Muiznieks from High Street inquired as to the procedure pertaining to the proposed development at the top of High Street. Chairman Ellison reviewed the procedures and assured him that public hearings would be held with plenty of notice given to the neighboring property owners.

The Morriston Cell Tower Special Use Permit is up for renewal. An extension had been granted until planting season is done. The Code Enforcement Officer will check on the site to verify its condition. The Emery Cell Tower Special Use Permit is also due for renewal later this year.

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