

Town of Rockland Planning Board Meeting

February 3rd, 2021

Members present: Chairman Thomas Ellison, Vice Chairman Richard Barnhart, Ryan Edwards, John Veleber. Also present, Glen Gabbard code enforcement officer, Patrick Hines of MHE engineering and Board Secretary Kaitlen Madison. Absent members: James Severing, Joseph Lambe, and Robert Ecker.

Chairman Ellison opened the meeting with the Pledge of the Allegiance to the flag. On a Motion by Vice Chairman Barnhart to approve the January Minutes was made, Seconded by Chairman Ellison. The motion carried 4-0.

Gorr: Subdivision

The Gorr Subdivision was presented to the board by Mr. Gorr with the updated map of the subdivision prepared by licensed land surveyor Robert Lounsbury and a comprehensive Soil test, percolation test and excavated pit tests completed by Engineer, Thomas L. Ward P.E of Ward Engineering. The documents were reviewed by present board members and MHE engineer Patrick Hines. Board Members found in their review no evidence of ground water present, no bedrock or roots, and the Pits to be acceptable for eliminating. A small portion of the property is New York State Freshwater Wet land; Both Engineer Hines & Engineer Ward review did not indicate any concern for the DEC NYS wetland. The SEQRA Form was reviewed and completed. Richard made a motion for a negative declaration seconded by John. Motion carried 4-0. Form 239-GML to be completed and submitted to county.

A Public hearing has been set for March 3rd, 2021 at 7:00pm. Prior to Public Hearing notification by mail of the hearing must be made to all surrounding property within 500ft of the property. Proof of mailing to be supplied to the Board. Legal notice will be published 10 days prior to the Public hearing in the Democrat Newspaper with Zoom link for the public to attend.

Camp Na'Aleh Special Permit

The Camp Na'Aleh special permit case was presented to the planning board by Randy Wassom from Wassom Engineering and Rabbi Jacob Fuhrer to address the concerns from last month's meeting in regard to trespassing. The proposal of a galvanized steel fence instead of a vinyl coated fence was presented; concerns were raised due to the selection of the type of fencing. Wassom spoke on the choice of galvanized steel fence verses the vinyl coated came down to coat verse quality. With the cost being lower, they were able to add additional security measures with trail cameras. The board was able to come to a consensus and to move forward with Form GML 239. The SEQRA Form was reviewed and completed. A motion for a negative declaration was made by board member Richard Barnhardt and second by board member Ryan Edwards, motioned carried 4-0. A Public hearing has been set for March 3rd, 2021 at 7:15pm. Prior to Public Hearing notification by mail of the hearing must be made to all surrounding property within 500ft of the property. Proof of mailing to be supplied to the Board. Legal

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Correspondence & Updates :

Planning board members were reminded to participate in continuing education training programs presented by the county for credit hours for 2021.

Adjournment

The motion to adjourn was made by Chairman Thomas Ellison and seconded by John Veleber, the motion carried 4-0.