

Town of Rockland

Planning Board

Regular & Zoom Meeting

April 7th, 2021

Members present: Chairman Thomas Ellison, Vice Chairman Richard Barnhart, Ryan Edwards, John Veleber and Robert Eckert. Also present, Glen Gabbard code enforcement officer, Patrick Hines of MHE engineering, Randy Wasson of Wasson Engineering and Board Secretary Kaitlen Madison.

Members of the public via Zoom: Lisa Lam, Ken Lam, Victor Fairbank, Sarah Von Hoven, Shelia Shultz, Kristen Schorold, Elena Goyance.

Absent members: James Severing, Joseph Lambe

Chairman Ellison opened the meeting with the Pledge of the Allegiance to the flag. On a Motion by Chairman Thomas Ellison to approve with amendments to the March meeting Minutes was made, Seconded by Richard Barnhart. The motion carried 5-0.

388 Beaverkill Valley rd. / 100 Acre woods L LLC.

Lisa And Ken Lam, owners of 100 acres woods L, LLC presented to the Planning board with Architect Victor Fairbanks a proposed Lot line improvement. The property located at 388 Beaverkill Valley Rd., near South Edgewood Lake is made up of 3 parcels, all owned by Lisa & Ken Lam. The Lot improvement would take sub lot 7 which is 20.45 Acres and sub lot 5 which is 66.19 acres, resulting in the lot line adjustment of Lot 5 being 68.2 acres and lot 7 at 18.44 acres.

Due to the house's distance from the road, it must be set up with a full sprinkler system.

Vice chairman Richard Barnhart made a motion to grant the lot line improvement. The motion was seconded by Robert Eckert, Motion carried 5-0

The maps to be signed by Chairman Thomas Ellison at the end of the meeting and can be collected at The Town of Rockland Town Hall, located at 95 Main St. Livingston Manor, NY 12758.

Camp Na'Aleh: Special use permit

Randy Wassom of Wassom Engineering presented to the Planning Board a recap of the request to construct two (2) additional dormitories for staff and two (2) addition dormitories for campers increasing the camps capacity. A public hearing was held on March 3rd, 2021, and a subsequent a ten-day (10) window was left open for addition public comment to be submitted to the planning board.

Town of Rockland

Planning Board

April 7th, 2021

Page 2

Camp Na'Aleh: Special use permit

A review of the MHE engineering written summary was read aloud by Patrick Hines, discussion points were as follows; with rebuttals from Randy Wassom of Wassom Engineering.

A list of conditions and revisions to the site plans were listed : improvement and upgrade to the guardrails, The site plan map to note the gate must not be locked or obstructed due to the easement agreement , request of written approval from the Code enforcement officer to have the Gate on site , The camp to install a fence with no trespassing signs and trail cameras , Site map to list speakers for emergency use only , no megaphones as a form of noise control , and adjustment of the site sign lighting to fit lighting code , such as 45* angle , hooded to shine on the sign . The camp agrees to have more assigned personal for litter clean up around the grounds. The camp also agrees to work with contracted bus company to avoid idling on Parkston Rd. at the campgrounds and to ensure camp staff to enforce this. The Planning board was able to come to consensus that all notes on the site plan must be enforceable with the listed conditions and revisions.

The camp is seeking preliminary site approval to submit to the state and bring back to the board for final approval.

The first draft of resolution for the special use permit was read aloud for the record by Chairman Thomas Ellison. The motion for approval was made by Richard Barnhart and seconded by Ryan Edwards. The motion was defeated with a 4-1 vote.

A second draft of the resolution will be made with consultation from Town of Rockland Attorney Ken Klein.

The motion to adjourn meeting was made by Thomas Ellison, the motion was seconded by Richard Barnhart. The motion carried 5-0.