

Town of Rockland

Planning Board

Regular & Zoom Meeting

September 1st, 2021

Members present: Chairman Thomas Ellison, Vice Chairman Richard Barnhart, Ryan Edwards, John Veleber, Robert Eckert, and Joseph Lambe.

Also present, Patrick Hines of MHE engineering, and Board Secretary Kaitlen Madison.

At 7:05 pm, Chairman Ellison opened the Planning board meeting with the Pledge of the Allegiance to the flag.

Chairman Thomas Ellison made a motion to approve the August meeting minutes, the motion was moved by Vice Chairman Richard Barnhart, Seconded by Joseph Lambe. The motion carried 6-0.

Skyline Drive Estates: RD-25-1-71.8 – George Fulton – 3 lot Subdivision

George Fulton of Livingston Manor did not appear at the meeting .

Zola Holdings LLC (Ben Chamis)– 9/13 Creamery Rd: Subdivision

Ben Chamis presented a current site plan map of the 2-lot subdivision for a parcel located between 9 and 13 Creamery located behind the Dollar General store and Livingston Manor volunteer ambulance Corp. building. The two (2) lots are 1.4 acres and .45 acres.

Zola Holdings LLC was given preliminary approval, with condition, the division of the driveway is shown and noted on both the site plan and the mylar. The applicant has up to 60 days to submit proof of the conditions. Once the conditions are met Chairman Thomas Ellison will meet with the applicant and stamp & sign the site plan for final approval. The motion was moved by Richard Barnhart and seconded by Robert Eckert; Motion carried 6-0.

Camp Na’Aleh: Special use permit

Camp Engineer Randy Wasson, and Attorney Steven Barshov presented to the board. Mr. Steven Barshov spoke upon the access easement & shared information of a title reports done on the two (2) properties and would submit the findings as per the request of the board members.

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Camp Na’Aleh: Special use permit (con’t)

As stated for the record by Chairman Thomas Ellison, the resolution was read aloud and was agreed upon by Camp Na’Aleh and the Board members in agreement with all the conditions placed upon the camp at this time after review of the drafted preliminary resolution of approval of the special use permit .

Review and notable changes of the draft between the Board member and Camp Na’Aleh are as follows :

Terms & Conditions

7. Notes added to the Plans restricting obstruction of access road to adjoining parcel.

1. - Notes added to the Plans restricting obstruction of access road to adjoining parcel for emergency vehicles as per NYS code. Show access route on site plan.

11. Note of the plan restricting the use of amplified noise during events and compliance with such restrictions .

1. - Notes on plan prohibiting the use of amplified noise and compliance with such restriction.

The question of the adoption of the foregoing resolution was duly put to vote on roll call, which resulted as follows:

Richard Barnhart: Yes

Robert Eckert: Yes

Ryan Edwards: Recused

Thomas Ellison: Yes

Joseph Lambe: Yes

John Veleber: Yes

James Severing - absent

The resolution was thereupon declared duly adopted. The motion carried 5-0

Correspondence

- Letter received from The Highland Delaware Conservancy in regard to Camp Na'Aleh special use permit
- Letter from Campanelli & Associates , PC – 5G Rollout – controlling the siting of the wireless facilities within the Town of Rockland

Adjournment

A motion to adjourn the meeting was made by Chairman Thomas Ellison, the motion was moved by Richard Barnhart and seconded by John Veleber, motioned carried 6-0.