

## **Town of Rockland**

### Planning Board

#### Regular & Zoom Meeting

November 3rd, 2021

Members present: Chairman Thomas Ellison, Vice Chairman Richard Barnhart, Ryan Edwards, Robert Eckert, John Velebar and Jennifer Grossman

Also present, Patrick Hines of MHE engineering, Town Supervisor Robert Eggleton and Board Secretary Kaitlen Madison.

At 7:00 pm, Chairman Ellison opened the Planning Board meeting with the Pledge of Allegiance to the flag.

Chairman Thomas Ellison made a motion to approve the October meeting minutes, the motion was moved by Vice Chairman Richard Barnhart, Seconded by Robert Eckert. The motion carried 5-0.

Chairman Thomas Ellison made note of the passing of Former Planning Board Chairman Thomas Quick, the Board sends their deepest condolences to the Quick family.

Chairman Thomas Ellison made note for the record that if anything were to come to a vote on Broadacres Farms, he would need to recuse himself due to his sister Patty Casey who lives on an adjoining property on Hoag Rd.

Introduction of the newest Planning, Board Member Jennifer Grossman. Congratulations.

Ms. Grossman Made note for the record that prior to her joining the Planning Board , she had had phone conversation with Stefan Martinovic and partners back in April of 2021 through a mutual acquaintance but no formal business had been discussed.

### **Broadacres Farms / Livingston Farms:**

Stefan Martinovic and partners presented a conceptual plan after a year's time since their first proposal & application to the Planning Board. Broadacres Farms proposed project will consist of:

- 1) Twenty (20) housing units on eighteen (18) lots,
  - a) Sixteen (16) single family dwellings
  - Two (2) detached duplexes
  - b) HOA elements
  - c) Mix of for-sale & for-rent units
- 2) Forty (41) room hospitality including an inn, guest house, 10 cabins and sixty (60) seat restaurant.

- a) Panelized Prefab & mass timber construction
- 3) Fourteen (14) acres of conservation & natural recreation areas under easement:
  - a) preservation of old growth Eastern Hemlocks
- 4) Twenty-two (22) acres of permanently affordable farmland:
  - a) Regenerative agriculture to restore soil health
- 5) Three (3) miles of multi-purpose trails
  - a) Re-use of existing roads & Paths

Proposed infrastructure for the site would include:

- Town sewer – via out of district user petition
- Town water where pressure allows, in addition to on-site wells
- Geothermal heating & cooling
- Bio-swales: innovations in Blue/ Green infrastructure for storm water management
- Property wide high speed wireless internet
- Electric vehicle charging stations

Following the Presentation, the Planning board members & MHE Engineer Patrick Hines went over a total of twenty-three (23) technical review comments; the main concerns were

- ❖ Concept plan should address water & sewer for each lot & facilities
- ❖ Storm water management: Current issues impacting downgradient properties – Plan must be in compliance with Town of Rockland & NYDEC requirements
- ❖ Ownership of any common space, open space & enviro environmental restrictions, Wetland Delineations, proposed road ways, stormwater areas, Green house areas , pavilions, Cul-de-sacs and Streets must be addressed on site plan , corresponding requirements from Town codes : 154-19 1. , 154-19 D , and Subdivision Regulation 154-19 design standard C(6)
- ❖ Campgrounds & Inns are Special Use within Rural Conservation District
  - Town Permits the use of camping areas between April 1<sup>st</sup> and November 30<sup>th</sup>, Year-round use is not permitted based on Town Code.

- ❖ Roadways
  - Slight distance must be provided
  - Minor streets are restricted to slope less than fifteen (15) %
    - Percentage's greater than fifteen (15) % should be identified as a percentage of each lot.
    - Concerns were expressed regarding the width of Hoag Rd. and its, use by the project.
- ❖ A Full Long Environmental Assessment Form to be submitted for Board review of Concept Plan
  - Additional information should be submitted to the Planning Board for the Board to evaluate the Concept Plan

### **B. WW Brewer 's INC. – Subdivision**

The B. WW Brewer's Inc. one (2) lot subdivision was presented by Surveyor James Severing and one owner David Walton. The subdivision would be located near the Upward Brewery, near the intersecting roads of Main Street / County Road #149 and Treyz Hill Rd. SBL location: 45.-24-2

The two sizes of the lots would be Lot 1, 0.52 acres and Lot 2, 119.29 acres.

MHE Engineer Patrick Hines and Planning Board members gave feedback and review comments that were as follows:

- (1) Concerns over Access to the proposed lot was only identified by a right of way on the site plan map and was shown as a landlocked lot without access to a public street. Access via right of way requires a NYS Town Law 280A Open Development Wavier from the Town Board or from the Zoning Board of Appeals. The Lot created must have access to a public street or a road shown on a subdivision site plan map or receive a NYS 280A Exemption.

- (a) A request to be seen at the Thursday November 18<sup>th</sup> Town Board meeting for the Variance was made at the time of the meeting.

- (2) Provisions for water & sewer are be shown on the site plan as a ten (10') ft spring feed water line that will run from the adjoining lot.

An easement for sewer use will be thirty (30') wide connection from neighboring lot.

- (3) The house location is shown on the site plan map with a building envelope.

(4) A Site plan map was prepared by a licensed land surveyor James Severing.

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### **Correspondence**

Reminder to all Board members that continue education credits need to be completed by the end of the year.

### **Adjournment**

A motion to adjourn the meeting was made at 8:18pm by Chairman Thomas Ellison, the motion was moved by Richard Barnhart and seconded by John Velebar, motioned carried 5-0.