

Town of Rockland Planning Board
April 6, 2011

Members Present: Chairman Thomas Ellison, Richard Barnhart, Chris Andreola, Carol Park, Phil Vallone and Nancy Hobbs. Absent: James Severing
Also present: Code Enforcement Officer, Charles Irace and Engineer Wes Illing

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Phil, seconded by Richard, the minutes of the previous meeting were accepted.

Mr. Wayne Davis and Mr. Jerry Bracken, representing Mirabito Holdings appeared before the board to request permission to install a 30,000 gallon Lp gas storage tank at the former Bullis Fuel location on Rockland Road.

They are adding a product, Lp gas, to their existing fuel supply company. This would add approximately 3 employees and 1-3 delivery trucks based in Roscoe. No state agency regulates Lp gas delivery/storage facilities although Home Land Security is notified of the business. They have to meet state fire codes for the fuel oil and Lp would fall under the same regulations. They have state of the art surveillance monitoring equipment already in place and the plant manager lives adjacent to the facility.

The facility is in a designated flood plain and so the tank would have to be elevated and tied down to prevent movement. Mirabito is proposing the installation of a concrete pad for the trucks to load from and piers for the tank itself.

The area is zoned neighborhood business but this addition is considered a special use and so must have a site plan review and public hearing. This will address: parameter fencing/screening, traffic, odors, view shed impact, hours of operation, lighting, accident response plan, and environmental review. An engineer's plan would cover all of these item.

Chairman Ellison asked the applicant to establish an escrow account of \$1000 to cover the Town's expenses in the review process. Phil made a motion that the Town of Rockland Planning Board be lead agency, Richard seconded and all were in favor. The clerk will mail letters of intent to the County and State DEC.

Mr. Randy Lewis and his partners appeared before the Board to revisit their plans for a Micro Brewery to be located in Livingston Manor and present a rough sketch plan. After looking at and considering several other locations, the property on Old Rt 17 (at the corner of White Roe Lake Rd) was determined to be the best location.

The Brewery would employ 2-4 people and produce approximately 30 barrels per week. There would be an operations room and a tasting room. If the business is successful enlarging the building would be second phase. The are is zoned general business and this would be considered light manufacturing.

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This is considered a special use and so a site plan review is necessary. Landscaping, traffic/parking, delivery access, odors, hours of operation, lighting, and environmental review would all be part of this process. After preliminary approval a public hearing would be held, with all property owners within 500' being notified, and if the board is satisfied and no significant objects raised final approval would be granted.

Phil made a motion that the Town of Rockland Planning Board be lead agency, Nancy seconded and all were in favor. The clerk will mail letters of intent to the County and State.

Mr. Thomas Roseo appeared before the Board for a change in use approval. He is purchasing the Rockland Firehouse and will be renting it to KJBL, a radio installation and repair business. They have 3-4 employees and there would be one or two trucks parked over night occasionally for the installation process. This change would bring less traffic in/out of the property.

This is a permitted principal use and the Board asked for a rough sketch outlining the parking, lighting, signage etc for the building. Phil made a motion to grant this change in use pending receipt of the sketch plan and any alteration that may trigger further review, Carol seconded and all were in favor.

Jeff Roberts presented the Board with a lot improvement for Ames Associates on the Grooville Road. They would be purchasing a small strip of land, approximately 2.42 acres from A. Bivins and joining it to their own holdings. The current property line is the stream and it would now move to being the road itself. Phil made a motion to grant approval for this lot improvement, Richard seconded and all were in favor.

George Fulton appeared before the Board to inquire about approval for a private cemetery. The Sisters of Bethlehem would like to establish a private site for the sisters only, approximately 120' square. Mr. Fulton believes there are no state regulations to prevent this.

There was discussion. Someone had come to the Board a number of years ago with the same request. A separate deeded map would be needed.

There being no further business before the Board, Phil made a motion to adjourn, Chris seconded and all were in favor.