

Town of Rockland Planning Board
May 4, 2011

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

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Phil, seconded by Rick, the minutes were approved as previously distributed. Jim abstained.

Mr. Jeff Roberts appeared before the Board with information on a subdivision of the Vitale property located between River Street and Creamery Road. This is the former Rockland Fuel property and is 1.34 acres. Mr. Vitale would like to keep a small 50' wide strip of the property that includes the former office building (now a residence). This lot will be .26 acres and is accessible from River Street with municipal water and sewer.

Jim made a motion that the Town of Rockland Planning Board be lead agent, Rick seconded and all were in favor. Rick made a motion to grant conceptual approval, Phil seconded and all were in favor. A public hearing is set for June 1, 2011 at 7pm. The clerk will forward information to the county for their 239 review.

Mr. Bruce Fulton appeared before the Board with completed drawings for the Sisters of Bethlehem's private cemetery. He spoke with the county mapping department and they stated that a separate tax map number will not be assigned this burial plot but the records will reflect the designation. Mr. Fulton explained the access road and path to the plot. On a motion by Phil, seconded by Jim and all being in favor, the chairman was authorized to sign and approve document.

Mr. Wayne Davis and Mr. Jerry Bracken, representing Mirabito Fuel, appeared before the Board with follow up information on the addition of Lp gas storage at their site on Rockland Road. They presented their site plan drawings showing location of the storage tank and screening proposals.

Discussion followed:

- . installing barriers to protect the tank from the truck as it backs in to load fuel;
- . lighting in and around the facility (LED, directional);
- . security fencing (at least 6');
- . the smell of gas (new type will be used to minimize smell);
- . trees for screening the view (deer resistant, planted inside fence).

The Board received and reviewed the safety analysis and recommended that representatives contact and meet with the local fire and first aid departments to keep them informed. Chairman Ellison requested an escrow account be set up to cover the consulting engineers fees in the amount of \$500. A fee of \$150 for the special use permit will also be needed at the next meeting.

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A public hearing is set for June 1, 2011 at 7:30 pm. All property owners within 500' of the facility must be notified and proof of mailing submitted to this Board. It is also suggested that the fire and ambulance departments (both Roscoe and Livingston Manor) be notified of the hearing. On a motion by Jim, seconded by Rick and all being in favor, conceptual approval was granted.

Correspondence:

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The county responded that they had no objections for the Town of Rockland Planning Board being lead agent for Mirabito Fuel and Catskill Brewery

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Land use training June 8, 2011 in Arkville

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A letter from Enid Lotz concerning excessive noise from the Deckertown Garage. The code enforcement officer has addressed this issue.

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