

Town of Rockland Planning Board  
August 2, 2017

Members present: Chairman Thomas Ellison, Nancy Hobbs, James Severing, Chris Andreola Richard Barnhart, arriving late, Joy Wood. Absent: Robert Eckert, Rose Mary Hankins, secretary

Others present: Caroline Devoe as secretary, Wes Illing, Engineer, Art Riegal, ZBA Chairman, other members of public.

Chairman Ellison opened the regular meeting of the Town of Rockland Planning Board with the pledge to the flag. On a motion by Richard, seconded by James the minutes from the June 7, 2017 meeting were accepted as distributed, carried 4-0

**Glenn Carlson lot improvement** - Mr. Carlson presented a lot improvement map showing location of property purchase of 1/8 acre (25' x 210') on Beaverkill Rd. Parcels are in two different zones but was stated as not an issue. On a motion by James, seconded by Richard, carried 5-0 to accept lot improvement.

**Elizabeth Wyman Subdivision** - Ms. Wyman presented map for subdivision on her mothers property on Amber Lake Rd. She was directed to come before the Planning Bd. by George Fulton who had some concerns about possible deed restrictions and driveway requirements with site distance. A discussion of increasing to 50' right of way for future and suggested contacting Highway Supt. Ted Hartling to have him evaluate the driveway.

**James Severing Lot Improvement**

James Severing recused himself to present maps for lot improvement between Phillips & Bleakley of Roscoe. Phillips wants to obtain a piece of property from Bleakley, parcels A & B will become one parcel. A motion was made by Richard, seconded by Joy, carried 5-0 to accept lot improvement.

James Severing presented map for lot improvement for Ed & Carol Park on Yorktown Rd. They would like to add area to parcel C & take away from parcel A which would create a non-buildable lot that borders the Willowemoc River. Parcel B runs all the way down along road. After discussion about the new code requirements for lot size it was decided it was not a town decision but one where they should go through legal deed changes. They should also check with the ZBA for options to declare the area as non-buildable. Richard made a motion NOT to approve, Chris seconded, carried 5-0.

**Public Comment**

Upward Brewery had sent a letter requesting approval in writing.

Chairman Ellison discussed last months meeting where there was no designated person to lead the meeting and suggested that in the future should this occur that the board should appoint the member with most seniority to run meeting. Glen Carlson suggested how the Regular Board handles the situation by nominating a member, then the member must accept before beginning meeting.

Chris made a motion to adjourn at 8:00pm. Joy seconded and all were in favor 6-0.