

Town of Rockland Planning Board
October 2, 2013

Members Present: Chairman Thomas Ellison, James Severing, Carol Park, Chris Andreola, Nancy Hobbs. Absent: Richard Barnhart, Joy Wood. Also present: Glen Gabbard, Code Enforcement Officer, Wes Illing, engineer for the town, Ed Weitman, Supervisor, Glen Carlson, Councilman, and Cindy Theodore, Assessor.

Chairman Ellison opened the regular meeting with the pledge to the flag. On a motion by Carol, seconded by Nancy, the minutes of the August meeting were accepted as corrected. On a motion by Jim, seconded by Nancy the minutes of the September meeting were accepted as distributed.

Mr. Michael Ryder appeared before the board to present information on using his property as a nature center. The Blue Wind Nature Center is a 501 c3 non profit organization. Mr. Ryder's property is located at 344 White Roe Lake Road, Livingston Manor and consists of over 50 acres. He would like to invite small school or church groups to enjoy nature based activities such as hiking, leather crafting or jewelry making. He also has animals which the children can enjoy.

Mr. Ryder provided a site plan from Ward Engineering. There was discussion on vehicle access, site distance, and turn around space and children safety (from vehicles and roadway). Mr. Ryder would need to construct a bathroom facility and document the water quality to the NYS Department of Health. There would be no overnight stays or food service - day trip only (2-3 hour stay).

Chairman Ellison asked Mr. Gabbard if he'd seen the property and site plan (he had). Chris expressed his concerns over ingress and egress for emergency vehicles along with buses and cars. As this use doesn't fit exactly in any category of uses per town code Mr. Ellison stated that he'd like to review this with the town attorney for his thoughts on the classification.

Mr. Robert Wilder of Wilder Property Companies Inc presented information on re-developing Hemlock Ridge Apartments. His company is applying for government funding for this project and should have confirmation before the end of 2013 with building to begin April of 2014 (expecting an 18 month construction period). The complex was originally built in the 70's and his company purchased it in 1995. The buildings are not built to new standards and the re-development would meet these needs. Currently there are 100 units and the new plan is for 60 units. They will use modular stacked units for swiftness and safety both for moving residents and construction time. There will be stacked flats and town houses. Wilder Properties will continue to own and manage this complex.

Wes offered his comments on the detention pond shown on the site plan, reducing impervious surfaces, runoff mitigation and construction timetable. There were several corrections offered on the SEQR - receiving stream, wastewater treatment facility, water table elevations and endangered species. The state requires green building standards (energy star and LEED). There will be extra insulation for heating and cooling and sound proofing.

Town of Rockland Planning Board
October 2, 2013
Page 2

Jim made a motion that the Town of Rockland Planning Board be lead agent, Chris seconded the motion and all were in favor. The clerk will send letters of intent to the NYS DEC, Sullivan County Planning and the NYS Housing & Community Renewal office.

Wes will do a thorough review of the plans and be in contact with Mr. Wilder's engineers. The plans have also been sent to Tom Shepstone for his review and comments.

Chairman Ellison suggested that Mr. Wilder spend some time speaking with the current residents to get their feed back on what they would like to see in the re-development of the complex. Tom will also draft a letter to the school advising them of the project as they may feel the impact in enrollment.

Carol made a motion to grant conceptual approval of this project, Chris seconded and all were in favor. Chairman Ellison signed a letter of support for Mr. Wilder.

Concerns were raised over the run off water coming from Sherwood Heights driveway flowing onto the county road and into the Robin Hood parking lot, lifting the blacktop. The owners will be notified to have this problem corrected.

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