

Town of Rockland Planning Board  
December 7, 2016

Members Present: Chairman Thomas Ellison, Richard Barnhart, Chris Andreola, Nancy Hobbs  
Absent: Robert Eckert, James Severing. Joy Wood arrived at 7:30pm. Also present - Glenn Gabbard, Code Enforcement Officer, Wes Illing, engineer.

At 7:00 p.m. Chairman Ellison opened the public hearing on the Special Use Permit application from Haven for Humanity - Camp Site Project. Notice of said hearing was published in the Sullivan County Democrat and mailed to surrounding property owners.

Mr. William Siegel, representing Allen Gerry, a neighboring property owner sought more information on the project as a whole and asked if the board would be making any decisions tonight and what the comment period was after the public hearing. The applicants offered to meet with Mr. Siegel to review the project. No one else from the public present wished to comment. On a motion by Richard, seconded by Nancy the public hearing was closed.

Chairman Ellison opened the regular meeting of the Planning Board with the pledge to the flag. The minutes of the November 2, 2016 meeting were tabled for approval.

The applicants for the Haven project approached the board and stated that they would be meeting with the health department next week for information on state requirements should they wish to expand the camp site area in the future. Requirements for potable water and waste disposal. Proof of notice mailings were presented by applicants. They had no updates to the site plan to present as Mr. Ward had not been able to complete the work. The board again stated that they would like to see the septic system plans and vehicle pull off areas on the site plan. The applicants will return next month with these updates.

Mr. David Walton, Upward Brewing Company approached the board presenting a photo rendering of the proposed building, pointing out the proposed café, tasting room and operations area. Mr. Thomas Ward arrived and presented updated site plans for the project. Mr. Illing had met with Mr. Ward and walked the property discussing the appropriate ways to handle storm water runoff. He suggested submitting the storm water plan to the state early on to get their feed back and approvals. The municipal sewer will be utilized but not the water (cannot provide state required pressure for water service).

There was discussion on lighting and landscape requirements, snow removal and rain runoff down the driveway (and where it meets the county road). Chris asked about a sidewalk for safe travel from the parking area to the building. The applicants asked about holding a public hearing next month for preliminary public information and feed back. This board had no problem with doing that. The applicants will notify the surrounding property owners and the clerk will have a notice published.

Richard made a motion to accepting the minutes from the November meeting, Chris seconded and carried (Nancy abstained).

Correspondence/Updates:

- The committee reviewing the zoning changes has introduced the draft document to the Town Board. Some big changes were made in the sign law and schedule of uses chart.
- The comprehensive master plan committee continues to meet to revise the plan.
- If any of the board members have continuing credit hours documentation be sure to get them to the clerk. If a member is short they are encouraged to take the on-line courses.

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