

Town of Rockland Planning Board
January 6, 2016

Members Present: Chairman Thomas Ellison, Richard Barnhart, James Severing, Nancy Hobbs and Joy Wood. Absent: Robert Eckert and Chris Andreola.

Chairman Ellison opened the board meeting with the pledge to the flag. Jim made a motion to appoint Richard Barnhart as vice chairman, Nancy seconded and all were in favor. The Town Board will appoint the chairman. On a motion by Jim, seconded by Richard the minutes of the previous meeting were accepted as distributed. All were in favor.

Jim recused himself from the board and presented information on a lot improvement between Porter and Bleakly on Church Street, Roscoe. Mr. Porter would be purchasing a portion of property from Mr. Bleakly improving the side line property to 13.07'. Joy made a motion to approve this lot improvement, Richard seconded and all were in favor. Jim rejoined the board.

Julie Harris appeared before the board requesting additional information on opening boutique in a building located at 4 Union Street, Roscoe. This home is up for sale and in considering the purchase, Ms. Harris had questions before moving forward with the purchase. The area is zoned general business. She would house the shop on the first floor and perhaps rent the upstairs in the future.

This is a change in use and would require a site plan review - parking, lighting, signage etc. Ms. Harris was advised to consult with an engineer to draw up the site plan and consider requesting waivers for items that do not pertain to the proposed operation.

There was discussion on the influx of solar farming companies soliciting in the town. The code enforcement office has had several inquiries. This is a utility related venture and considered an essential service which are permitted uses. The town codes do not address this topic. Lot coverage, set backs, view shed and run off are issues that need to be addressed.

Chairman Ellison and Glenn Gabbard have been in touch with the county for model language to review and incorporate into the town codes. The Town is working on it's own solar field on property located in Parksville.

Correspondence/Updates:

- Cornell Cooperative Extension is holding a solar informational meeting this coming Friday (space is booked out already) and will hold other meetings in the future.
- The County responded to the Planning Board letter of intent.
- The board is encouraged to complete their training hours.
- A new decision form will be used with each action taken by this board.

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