

Town of Rockland Planning Board
July 6, 2016

Members present: Chairman Thomas Ellison, James Severing, Chris Andreola, Joy Wood, Nancy Hobbs, Richard Barnhart. Absent: Robert Eckert. Also present Robert Eggleton, Supervisor, Wes Illing, Engineer, Glenn Gabbard

At 7:00 pm Chairman Ellison opened the public hearing on the combined final subdivision plat and completed site plan for the Dollar General project.

Lisa Lyons asked if written comments received by the board couldn't be read into the minutes. Chairman Ellison stated that written comments were distributed to all board members and filed with the applicants paperwork. She also asked why a public hearing was held after the SEQR was approved. The chairman stated that the board wished to give any and all interested parties the opportunity to voice their views and opinions.

Ben Chamis asked again what the purpose of this public hearing was.

Chairman Ellison thanked the public present and stated that a letter had been received and distributed to the board members for their review.

On a motion by Joy Wood, seconded by Chris Andreola the public hearing was closed.

Chairman Ellison opened the regular meeting of the planning board with the pledge to the flag. Chris made a motion to accept the minutes of June 1, 2016 as previously distributed, Nancy seconded and all were in favor. Chris made a motion to accept the minutes of the special meeting of June 23, 2016, Joy seconded and all were in favor.

Mr. Zach Peters addressed the board stating that minor revisions were made to the SWPPP, and a revised landscape estimate was presented. Wes offered comments addressing flow rates pre construction verses post construction per computer models with good drainage along the stream banks even in the worst conditions. The project will reduce peak flows after construction.

There was discussion on the sign. While the planter type sign is better than the tall pole style some of the members would like to see a smaller sign as the generic sign is out of step with the visual architecture of the community. Mr. Peters will convey this request back to Primax Properties for their consideration. There was discussion on the use of banners, balloons and flags announcing sales along the street. Mr. Peters didn't seem to think these type items would be used.

Chairman Ellison asked the board members of their availability for a special meeting two weeks from tonight for the final determination of the project. A special meeting will be held on July 20th at 7pm. The board members were asked to think about any special conditions that may need to be set (banners, storm water swale upkeep, vegetation).

Mr. Charles Sandborn appeared before the board seeking approval for an accessory permit. He owns and operates a bike shop in Mountindale and on occasion local customers drop off or pick up their bicycles from his home instead of driving to Mountindale. Mr. Sandborn has three parking spots in the driveway and two alongside. He presented letters from a few neighbors stating that there has been little or no impact in the area due to this operation. Richard made a motion to grant approval of this accessory permit, Nancy seconded and all were in favor.

Cory Gable, owner of Manor Motors appeared before the board for an update on the antique cars parked on his lot. He stated that he had spoken with Mr. Triangle about 5 weeks ago and was told that the material should be arriving shortly for a garage to house the cars. He knows that it has arrived but is just sitting there. Glenn Gabbard stated that plans were submitted but no building permit applied for. Cory suggested the board contact Mr. Triangle and request his presence at the next meeting. On a motion by Chris, seconded by Richard and all being in favor, a one month extension was granted. The chairman will contact Mr. Triangle.

Haven for Humanity again presented information on their operation. Jim Severing recused himself from the board as he works with one of the owners. Continued dialog has taken place between the owners and our code enforcement office to determine the best description for the operation. At this point in time the description of a camp ground best suits the project. A preliminary site plan was presented with adjustments already being made. There is a shop and greenhouse already on the property along with edible landscaping. Currently under construction is a community center with roadways, parking, walking paths, septic and compost toilet system and storm water run off ponds with solar hot water systems yet to come.

Future construction includes a patio behind the community center, staff cabins, public use cabins, tropical greenhouse, solar water heater, multi-purpose dome, wind-turbine system and hydro-tower for dew/fog/rain catchment. The applicant needs a special use application, updated site plan and workers compensation to continue the review.

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