

Town of Rockland Planning Board
June 1, 2016

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

Chairman Ellison opened with the pledge to the flag. On a motion by Richard seconded by James the minutes were accepted as distributed.

Mr. Zack Peters presented an updated site plan for the Dollar General project showing minor changes - shrubs, parking table, non glare finish on the sign, awnings along side of building. Mr. Peters stated that after the last meeting he met with the county department of transportation and representatives of the ambulance corps. It was decided that the first concrete planter would be moved to allow for additional site distance. The landscape waiver was addressed. A bond estimate for replacing planting and the cost of labor was presented.

Chairman Ellison stated that the extended public comment period of two weeks yielded several emails and letters, all of which were forwarded to the board members for their review and consideration.

The lot lines of the subdivision had changed so the updated survey was forwarded to the county division of planning for their 239 review and it was decided that this was a local determination and they didn't offer any suggestions.

Part 1 of the SEQR review for the subdivision and special use permit was completed previously. Taking into consideration all issues brought to the boards attention Chairman Ellison noted all items on Part 2 showed little or no impacts to the environment. Chairman Ellison reviewed Part 3 of the SEQR.

On a motion by Jim, seconded by Richard a negative declaration was made by resolution (attached to these minutes). Carried 5/1. Chairman Ellison noted that due to a recent court case a public hearing must be held on the SEQR review. This will be scheduled either June 22 or 23rd depending on the availability of town counsel. Mr. Ellison also asked Mr. Peters to supply additional funds for the escrow account.

Charlie Dombrowski presented information for David Mance for two lot improvements for the Mance family lots at Edgewood Lake. Having recently purchased the Glassford parcel affords access to the southern end of Edgewood Lot #9. They would like to merge the new lot with Lot #9 to create a 63.3 acre parcel. As part of the original purchase, the Mances also acquired tax lot #17-1-4 and would like to combine it with Edgewood Lot #8, this combined lot would result in a 26.69 acre parcel. These proposals do not create any new lots.

Nancy made a motion to approve these lot improvements, Joy seconded. As no mylar was presented Jim made a motion to authorize the Chairman to sign all the maps when they were

presented, Chris seconded and all were in favor.
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Jim recused himself from the board as Haven for Humanity presented information concerning what they wished to do with the property as a non-profit 501(c)(3). They feel they would fall under the description of a Sustainable Wellness and Subsistence Education Retreat. There was discussion.

The Board suggested completing a site plan outlining phases of building and construction.

Jim returned to the board.

Updates:

- A letter had been received by the Code Enforcement Officer from the cell tower company stating they had completed repairs as requested. The Dickman site still needs corrective action. Chairman Ellison will speak with town counsel.
- The Emery Cell Tower Special Use Permit was due for renewal in March 2015 and extended several times. Richard made a motion to approve the Emery Special Use Permit to a 2 year term, Nancy seconded and carried 5/1.
- Manor Motors should have returned this month to address the extra cars stored on their lot. The clerk will call and request their attendance in July. Mr. Gabbard noted that building plans had been submitted by Mr. Triangle but no building permit applied for.

Wes offered information to the board on alternative power sources and that potential problems with grid interfacing may occur. These issues would be addressed with the SEQR process.

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