

Town of Rockland Planning Board
March 1, 2017

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

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Jim, seconded by Chris, the minutes of the February meeting were accepted as distributed, carried 5/0.

Mr. Thomas Ward presented updates on the Upward Brewery special use project. The stormwater plan has been submitted to the DEC for their review some updates made to the site plan - sewer line noted, landscaping plan, sign and lighting plan.

Mr. Illing presented his letter of review and there was discussion with recommendations made according to town code. Discussion on the possibility of adding air scrubbers. This is not only a special use but a major impact use so thorough examination must be made.

Final revisions/updates need to be shown on site plan:

- Existing and future landscaping on the site especially around Mrs. Gorr's home.
- Planting detail and guarantee
- Site triangles at property entrance
- Building floor plan
- Sign detail (size, lighting, materials)

Chairman Ellison read and completed the SEQR. Rick made a motion to declare a negative declaration, Chris seconded and carried 7/0. Final site plan, waiver request and building plan will be submitted and forwarded to the county for their 239 review. The public hearing will be re-opened next month, April 5, 2017 at 7pm, the clerk will put a notice in the paper.

Jim recused himself from the board seat and presented information on Timber Lake West. They acquired several pieces of property over the years (ten total) and would like to combine them for tax purposes. Jim surveyed the property and investigated this issue. This cannot be a lot improvement because of the two school districts involved but considered abandonment pursuant to the provisions of section 560 of the real property tax law. The end results would be one parcel in the Livingston Manor School district and two in the Roscoe School district. This board reviewed and accepted the information presented on the abandonment and combination of these parcels.

Chairman Ellison reminded the board members of the upcoming training at the government center. When projects are presented for board review Chris suggested encouraging the applicants to submit their plans and supporting material to the engineer and board clerk in a more timely manner to allow adequate time for previewing.

There being no other business before the board Jim made a motion to adjourn, Nancy seconded.