

Town of Rockland Planning Board  
November 2, 2016

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

At 7:00 p.m. Chairman Ellison opened the public hearing on the Bajor Special Use Permit Application. There being no one from the public present wishing to comment, Jim made a motion to close the public hearing, Chris seconded and all were in favor.

Chairman Ellison opened the regular meeting with the pledge to the flag. The minutes from the August and September meeting were not accepted as a quorum of members were not present. On a motion by Chris, seconded by Joy, the minutes of the October 5<sup>th</sup> meeting were accepted as previously distributed.

Mr. Tom Ward and Mr. Gordon LeRoy presented updated information on the Bajor special use. A site plan was presented showing locations of the old and new septic system, well, and new structure. The deck, old trailer, and concrete slab will be removed. The use of the spring line will be abandoned. This property lies in Flood Zone A. The house will be above flood designated levels and will sit approximately 20' back from the stream bank.

Mr. Ward will apply for a stream permit when the time comes for work to begin. There was discussion on the letter received from the DEC concerning archaeological impact. The board feels there will be little to no impact in this regard. On a motion by Richard, seconded by Jim a negative declaration was made, carried 6/0. Joy made a motion to approve this special use, Richard seconded and all were in favor. Mr. LeRoy will stop in the office with a check..

Mr. Bruce Fulton approached the board with information for a double lot improvement for Marilyn Kocher Lusker/Waltrose Corporation, lands situated along DeBruce Road. He presented some history concerning the properties in question. Parcel 1, the .49 acre strip and Parcel A shall become one lot comprising a total of 8.0 acres of land belonging to Marilyn Kocher Lusker. Parcel B, remaining lands of Waltrose Corp shall be conveyed to and become part of the present lands of Bald Mountain LLC. Neither new parcel shall ever be considered separate building lots apart from the tract which is being formed. Jim made a motion to approve these lot improvements, Chris seconded and carried 6/0.

Haven for Humanity appeared before the board presenting updated information for their proposed camp sites situated on their property. Jim recused himself from the board as he has provided services for this project. They are seeking approval for four camp sites opened to the public. Several additional sites are noted on the site plan, these are for staff use only. Constructing less than 5 sites exempts them from Department of Health permits. Rainwater catchment, composting toilets and solar energy will be used for these sites.

Chris made a motion that the planning board be lead agent, Bob seconded, carried 5/0. The clerk will notify the DEC and County Department of Planning. At the next meeting the board would like to see a septic plan and pull off areas along the driveway added to the site plan. A short form SEQR needs to be submitted as well. A public hearing will be held on December 7<sup>th</sup> at 7pm.

Mr. David Walton and Mr. Tom Ward approached the board will preliminary site plan for a brewery situated off Upper Main Street. This area is zoned for neighborhood business and compatible with the list in the town codes (tavern, craft, restaurant). This would be a major impact at 4800 square feet and needs County 239 review. Richard made a motion to accept this proposal as a special use because of the similar and compatible uses listed in the town codes, Bob seconded and carried. Richard made a motion that the planning board be lead agent, Bob seconded and carried. The clerk will notify the DEC and County Department of Planning.

This project will utilize municipal sewer but not town water (cannot supply required pressures). The site plan should show landscaping, signage detail, lighting plan and storm water plan. Richard made a motion to grant conceptual approval, Bob seconded and carried. An escrow account needs to be set up for engineering review.

Mr. James Krupp Jr appeared before the board seeking information on how to proceed with a property he owns at 618 Old Rt 17. He purchased the property about 6 years ago and started renovations. He received a building permit for a coffee shop. Over time he became busy with other projects putting this project on hold. He began using this building for storage of items he collected and used for staging other properties. This also became a small retail operation for the sale of construction and antique items. He would like to change the use to retail or storage. Retail use is permitted but storage would be considered a special use and need review. Parking would be the biggest issue that needs addressing, how goods are arranged and displayed outside, lighting and landscaping would also be other issues in the review. The board advised Mr. Krupp to see the opinion of an engineer to see if the town requirements could be met with this project before proceeding with anything formal.

Mr. Gabbard sought the boards opinion on a change in the fencing for the Dollar General project. Joy made a motion to allow the requested change, Richard seconded and carried 4/1, with Jim abstaining.

There being no further business before the board, Richard made a motion to adjourn, Chris seconded and carried.