

Town of Rockland Planning Board

January 4, 2012

Members present: Chairman Thomas Ellison, Richard Barnhart, James Severing, Carol Park, Chris Andreola. Absent: Phil Vallone and Nancy Hobbs. Also present were the Town Supervisor, Ed Weitmann, Code Enforcement Officer, Charles Irace and Engineer Wes Illing.

The chairman opened the meeting by thanking the board members and clerk for their commitment to serving the community this past year. The meeting began with the pledge to the flag. On a motion by Richard, seconded by Chris the minutes of the previous meeting were accepted as presented.

Mr. Thomas Ward gave a brief overview of the Beaverkill Brewery Project. Mr. Vallone and Mr. McCausland purchased the old Roscoe Firehouse located on Union Street in Roscoe and will be renovating it to accommodate a micro brewery operation, tasting room and gift shop. Interior and exterior modifications would be minimal with equipment being installed above flood levels.

At 7:05 pm the regular meeting was recessed and the public hearing opened. Fritz Kirchner spoke in favor of the new project and the Vallones reputation of running excellent businesses. Patricia Yelle agreed with Mr. Kirchner's assessment for the need of new businesses in town and the Vallones reputation. No other members of the public wished to comment. Chairman Ellison noted that a large stack of letters of support had been received by the clerk.

On a motion by Chris, seconded by Carol the public hearing was closed and the regular meeting reopened.

Mr. Jeff Roberts presented the final maps and a check for the Farrell Subdivision. The chairman signed the maps. On a motion by Chris, seconded by Jim final approval was granted.

Mr. Wes Illing presented his comments on the Beaverkill Brewery site plan and the board had discussion:

- Signage location was added to the plan
- Location of the fuel storage tank with anchorage and support structure was added
- Parking: six spaces in lot with additional street parking along Union Ave and additional on Highland Ave. More spaces are available in the municipal lot on Stewart Ave with walk through the Bank of America lot

- Drainage - planting grass or adding stone instead of blacktop to lot
- Downward lighting will be shown

Chairman Ellison read and completed the short SEQR form. On a motion by Richard, seconded by Chris and all being in favor a negative declaration was made.

A letter was received from Tom Ward requesting waivers for landscaping buffers, minimum parking size, number of parking spaces, lighting and drainage. On a motion by Carol, seconded by Jim and all being in favor these waivers were granted.

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Mr. Ward will provide the additional information on the site plan for the next meeting:

- Lighting plan
- Pavers instead of blacktop
- Grass areas instead of mulch
- Parking layout
- Designated loading zone

Discussion on hours of operation (time open to the public). It was suggested a Sunday - Thursday 8am - 7pm and Friday - Saturday 8am - 9pm.

An escrow check is necessary to cover Mr. Illings fee. This project will need County 239 Review (the clerk will forward the information). On a motion by Richard, seconded by Chris and all being in favor, preliminary approval was granted.

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