

Town of Rockland Planning Board

December 7, 2011

Members present: Chairman Thomas Ellison, Richard Barnhart, Nancy Hobbs, Carol Park, Phil Vallone and Chris Andreola. Absent: James Severing

Chairman Ellison opened the regular meeting with the pledge to the flag. On a motion by Phil, seconded by Carol the minutes of the previous meeting were approved.

At 7:05 p.m. on a motion by Phil, seconded by Nancy the regular meeting was recessed and Chairman Ellison opened the public hearing on the Farrell Subdivision. Mr. Jeff Roberts presented the maps and application for review. There being no one from the public who wished to comment Phil made a motion and Chris seconded to close the public hearing. Chairman Ellison re-opened the regular meeting of the Planning Board. He read and completed the SEQR for this action.

Phil made a motion to declare a negative declaration, Nancy seconded and all were in favor. Phil made a motion to grant preliminary approval of this subdivision, Chris seconded and all were in favor. This action needs the County 239 Review as it is within 500' of a county road.

Mr. Vallone recused himself from the Board. Mr. Tom Ward and Mr. Tim McCausland approached the Board with information for a special use permit to open a micro brewery located on Union Street, Roscoe. The old Roscoe firehouse has been purchased by Mr. Vallone and Mr. McCausland and they would like to open this type of business.

The site plan was presented showing the existing building and adjoining vacant lot. The plan also outlined parking requirements and landscaping detail. Layout of the building interior was also depicted. As the building is renovated it will not only be built to meet business needs but also take into account possible high water issues.

Items addressed:

- Minimal land disturbance - only minor sidewalk and parking repairs
- Equipment will be installed on platforms (several feet off the floor)
- Site plan needs to show the location of the fuel tank
- Business offices will be located on the second floor
- Three to four employees are expected
- Twelve off street parking spaces are shown with four on street spaces
- Property is served by municipal water and sewer
- This is an existing non-conforming lot in relation to front setbacks
- This business will be retail and tasting - limited public access
- Hours of operation are estimated to be 10am-10pm, depending on the amount of business

On a motion by Chris, seconded by Richard this business is deemed light manufacturing and falls into the general business zone category. Wes Illing, engineer for the town will need to review this project. As small escrow account needs to be established to cover his costs.

Town of Rockland Planning Board

December 7, 2011

Page 2

A public hearing will be held on January 4, 2011 at 7:05 p.m. for this special use application. Chris made a motion to declare the Planning Board lead agency, Richard seconded and all were in favor. A letter of intent will be mailed to the NYS DEC and the County. Richard made a motion to grant conceptual approval, Carol seconded and all were in favor.

Mr. Ward provided additional information for the Creekside Ventures project - a letter of approval from the NYS Department of Health on the water and septic plans.

Mr. Vallone re-joined the Board.

Correspondence:

- Upcoming training offered by the County on December 15, 2011
- A letter had been received from the County concerning the driveway access for the Catskill

Brewery project. A copy of this letter will be forwarded to the applicant and Wes Illing for review.

There was discussion on the Mirabito Lp storage project. The clerk will send a letter of inquiry to them asking for an update.

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