

Town of Rockland Planning Board  
March 5, 2014

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

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Richard, seconded by Nancy, the minutes from the January meeting were accepted as presented. There was no meeting held in February due to inclement weather conditions.

Mr. & Mrs. Bobby Yiouvanoglou appeared before the board requesting information on the process to open an auto body/repair shop in Roscoe. They are looking to purchase property to build and operate this type of business. The property they are considering is zoned neighborhood business and located on Rockland Road.

The process in seeking approval for special use applications would require engineering on the site in question showing ingress and egress, building and utility locations, signage, lighting and landscaping. There would be review by the board with suggestions and modifications if necessary. An environmental review (SEQR) would need to be completed and a public hearing would be held. Conditions for operation may be imposed. The process could take several months with no guarantee of approval.

The couple would also like to operate a used automobile business from their home. They have sufficient parking to accommodate a few cars at their residence (1995 Old Rt 17, Roscoe). This would also require the special use process.

Chairman Ellison assured the Yiouvanoglou's that the board would love to see business growth in the Town of Rockland and would give careful consideration to any application.

Mr. Bruce Fulton presented a lot improvement for the Board's consideration. Mr. Anthony Donnarumma own's property along the Berry Brook Road, near the Craige Clare Road. The location of his driveway cause concern, especially during the winter months. He must drive past his entry, turn around then enter the driveway. Exiting is just as precarious. Mr. Donnarumma would like to purchase 3.58 acres from Mr. Passaro (an adjoining landowner) and build a second driveway into his property. There is plenty of site distance from the additional acreage for safe entry.

Richard made a motion to approve this lot improvement, Chris seconded and all were in favor. Chairman Ellison suggested securing a letter of approval for the new driveway from the highway superintendent.

Mr. Duke Wiser from 99 Campsite Road appeared before the board seeking permission to reconstruct a carriage house on his property. His home was built in the 1800's and he found a carriage house of the same era. He has purchased it and had it dismantled. He would now like to have it reconstructed on his property. This is a non-conforming lot (less than 2 acres) and setbacks would not be met as stated in the town codes.

The code book states that accessory uses to existing structures on a non conforming lot are permitted while applying the same criteria of at least meeting half the required setbacks. He must be able to maintain at least 12.5 feet of setback. Carol made a motion that this accessory use be permitted as the required setbacks can be met, Nancy seconded and all were in favor.

An renewal application from SBA Communications for their tower site at 27 Service Road (Morrison site), Livingston Manor, had been received in January (expired March 4, 2014). The clerk contacted SBA advising them that the Board did not meet in February but would address their application at this time. Also noted was the request for complete inspection reports. A full report has been received and Wes will review it.

There was discussion on the addition of generators to each cell tower site, storage of hazardous/flammable materials and the necessity for a site plan showing locations of these items.

Richard made a motion to approve this renewal application with the following conditions:

- SBA Communications provides the Board with complete annual inspection reports (two copies to the town and one to Wes Illing, Engineer for the Town).
- SBA Communications provides the Board with updated site plans for each tower site in the township showing the location of any hazardous/flammable materials stored on the site.
- After review of the inspection reports SBA Communications will remediate any issues of concern raised by the engineer for the Town to his satisfaction.

Chris seconded the motion and all were in favor.

Chairman Ellison has been in contact with Phil Vallone and he will be bringing information before the Board next month concerning his brewery site.

There was discussion on the need to update the town codes to allow for other uses, review maps for zoning corridors, and add discussion on ridge line protection. We need a better blueprint for future growth and prosperity of the town. Chairman Ellison will speak to the Town Supervisor about allowing a small group to work through some of these issues.

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