

Town of Rockland Planning Board
February 1, 2012

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

The chairman opened the meeting with the pledge to the flag. On a motion by Richard, seconded by Chris the minutes of the January meeting were approved as distributed.

Correspondence:

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Revised site plan for the Beaverkill Brewery

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Open meeting law changes: documents need to be available prior to meetings if possible and electronic submissions posted to the town web site.

Phil recused himself from the Board as Randy Lewis approached the Board with updates to the Catskill Brewery Plan. He would like to modify the building to include office space at the rear. He would like to move his current business to this site and be able to oversee the brewery operation as well. There would be a total of five employees. Additional parking is shown to cover the employees.

Wes reviewed the site plan changes - landscaping, parking, and vegetation. The sign design is still pending. On a motion by Richard, seconded by Chris preliminary approval of the changes was made. Extra funds are needed for the escrow account to cover Wes' time.

Phil Vallone and Tom Ward presented updated information on the Beaverkill Brewery. Wes has reviewed the site plan and offered his comments:

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Handicap parking spaces were re-located

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Site distance measurements were included on the plan

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Lighting plan shown

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Waiver requests outlined for parking requirements

On a motion by Jim, seconded by Richard and all being in favor the waivers were granted. On a motion by Jim, seconded by Nancy and all being in favor a motion was made to grant final approval pending county response to the 239 Review. Richard made a motion to allow the Chairman to complete the special use application pending receipt of the county letter of approval, Chris seconded and all were in favor.

Phil re-joined the Board.

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Mr. William Shaver approached the Board stating his interest in operating a towing business out of 24 River Street in Livingston Manor. He would lease part of a building to house his office and park his truck. No repairs would be done at this location only the parking of disabled vehicles until the insurance companies inspect and release them. This location is zoned general business. The Board advised Mr. Shaver to return with a site plan showing a parking plan and screening from neighbors.

As an auto related use this would require a special use permit.

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