

Town of Rockland Planning Board
March 6, 2013

Members Present: Chairman Thomas Ellison, James Severing, Richard Barnhart, Chris Andreola, Carol Park, Phil Vallone. Also present: Edward Weitmann, Supervisor; Charles Irace, Code Enforcement Officer and Wes Illing Engineer for the town.

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Carol, seconded by Jim, the minutes of the previous meeting were accepted as distributed.

Mr. Peter Howley appeared before the board to inquire as to the requirements in opening a restaurant in the former Sturdevant building (Hamish & Henry Book store), Main Street, Livingston Manor. He presented a sketch of the proposed interior layout. The space is approximately 2300 sq ft. There was discussion on the parking requirements as outlined in the town code. Approximately 35-40 spaces would be needed.

The Board recommended that Mr. Howley approach the Jeff Bank, Post Office and Pecks Market for permission to use their lot. Most of the restaurant business would be after these businesses were closed for the day. If permission could be obtained then this board would have no problems granting approval. Any interior modifications would have to be processed through the Code Enforcement Office and the NYS Health Department. In a non-binding verbal vote this board was all in favor of the project and granting a waiver for the parking requirements.

Mr. Bob Eckert appeared before the board to seek information and approval to open a pasta shop in his building on Rockland Road, Roscoe. He and his wife currently produce the pasta out of their home, marketing it in the NY City farmers markets. They use organic local products and would continue to do so. Their business has outgrown their kitchen and they need to expand. They would also like to include a small retail space at the front of the building to sell their pasta locally along with produce and other items.

The building in question is currently a four apartment structure. The upstairs two apartments would be left in tack but the ground floor space would be gutted and renovated to house the process kitchen, drying room, storage and retail space.

There was discussion on truck traffic and the production process. This area is zoned neighborhood business. Wholesale is the main focus of the operation with a small portion as retail. Agriculture is a permitted use but retail is not. This may need special use review.

On a motion by Richard, seconded by Phil this board approves Northem Farmhouse Pasta to move their business to this new location with the pasta production as the principle permitted use without retail operation. Adding the retail operation would trigger the special use review process.

Mr. Eckert will return next month with further information and plans for the operation.

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Rose Mary Devoe Hankins presented a five lot, bt improvement for the Devoe Family property along Grooville Road. Four of the five daughters would obtain additional acreage

from the family homestead. The remaining lands would then be the sole ownership of the fifth daughter.

The board reviewed the drawings. Each lot is a developed piece of property with homes and utilities. Jim made a motion to accept these lot improvements, Chris seconded and all were in favor.

Minutes from the historical workshop were distributed to the board members.

A letter was received from SBA Communications Corp (cell tower company) stating the name change of the bond.

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