

Town of Rockland Planning Board
May 2, 2012

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

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Phil, seconded by Jim the minutes of the April 4th meeting were accepted as presented. On a motion by Phil, seconded by Carol the minutes of the April 18th public hearing were accepted as presented.

Mr. Wes Illing presented updated information for the Mountain Sweet Berry Farms proposed change in use of the former CRMC building on Rockland Road. Additional plant screenings, green houses and storage areas were depicted on the site plan. Mr. Wards comments were also presented for review.

Taking into consideration the feelings expressed at the public hearing Mr. Bishop offered two considerations for conditions:

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Vehicles with a GVWR (Gross Vehicle Weight Rating) greater than 26,000 pounds shall not pick up or make deliveries for the food processing portion of the Agricultural Activities before 7am or after 9 pm.

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Nuisance odors from the food processing portion of the Agricultural Activities are expected. If 5 or more local residents file formal complaints using Form AQ-101, and if the Town finds the complaints to be reasonable, the Owner/Operator of the food processing operation shall mitigate the nuisance odors by installing a scrubber.

Phil made a motion to grant approval with the conditions presented, Im seconded and all were in favor. For the record, this Board considers this an agricultural activity with the food processing portion being an accessory use. The clerk will forward a letter with supporting documents to the County to complete the 239 review.

Phil recused himself to presented information on the Beaverkill Brewery. The original plan was to operate a brewery at the former Roscoe Firehouse site on Union Street in Roscoe. Mr. Vallone would like approval to operate a vodka distillery on the site at this time. He would be contracting with an established business for this operation. Some time in the future the brewery operation may come to the table.

The exterior site plan will not change with the operation and only minimal interior changes will take place. The set up and operation will meet both local building codes and state mandates.

Jim made a motion that the prior site plan approval for the Beaverkill Brewery would also include operation of a distillery providing details of the site plan remain the same or with very little change, seconded by Richard and unanimously approved. Phil abstained.

On a motion by Chris, seconded by Phil this meeting was adjourned.