

Town of Rockland Planning Board
October 1, 2014

Members Present: Chairman Ellison, James Severing, Joy Wood, Nancy Hobbs, Chris Andreola (arrived late). Absent: Richard Barnhart, Robert Eckert. Also present: Wes Illing, engineer for the town.

Chairman Ellison opened the meeting with the pledge to the flag. As a quorum of members from the previous meeting are not present the acceptance of the minutes cannot be done.

Mr. John Bainlardi, representing Hemlock Ridge Apartment, appeared before the board. Mr. Illing reviewed the revised submittals and believes they are ready for approval. He does note the exception of two manholes that are located in such a way as to collect I & I and suggests the parking areas be slightly reconfigured so that the manholes are located in vegetated strips or drainage grates designed to divert storm water. Mr. Bainlardi stated that he would have his engineers work with that suggestion.

A draft resolution to re-affirm the Special Use Permit was presented to the Board. There was discussion and condition #5 was amended to add fencing along neighbor Smith on the southeasterly property line. On a motion by James Severing, seconded by Joy Wood and all being in favor, this board grants approval of the Special Use Permit application 4/0.

Mr. Bruce Fulton appeared before the board presenting a lot improvement for Tom Roseo/Phil Vallone. Mr. Roseo is giving .14 acre of property from the Rockland House lot to the Roscoe Beer Company lot (formerly the Rockland Firehouse), to allow for parking at the beer company. Jim made a motion to approve this lot improvement, Joy seconded and all were in favor.

Mr. Fulton presented information on a lot improvement for Vogel, Campsite Road. Mr. Vogel has three tax parcels consisting of four lots. He would like to combine the .8 acre, 1.16 acre and 7.48 acre lots into one parcel, leaving the 49.96 acre lot separate. Joy made a motion to approve this lot improvement, Nancy seconded and all were in favor.

Mr. VanSteenberg, Mary Smith Mountain, Lew Beach appeared before the board. He owns a 3.2 acre parcel and is trying to plot a house location on it. The rear of the house will be too close to the property line (25' instead of the needed 50'). He is requesting a reduction of the rear set back. There was discussion. On a motion by Chris, seconded by Jim this board denies the request for the set back reduction.

Mr. Sander Hicks, 31 Spring St, appeared before the board requesting permission to install a second mobile home on his property. There was discussion. As this lot only has a prescriptive right of way and not a deeded right of way activity cannot be increased to the lot. Mr. Hick's special use application was denied by the board.

Updates: Mr. Korn, Hunter Lake has opted to remove the illegally built garage on his property.

Members of the Town Board, ZBA and Chairman Ellison met to review the Comprehensive Master Plan for adoption. It was discovered that this document had indeed been adopted by the Town Board. Further review needs to take place with updates and zoning changes or additions completed. Wes offered input on lake use regulations and lake developments etc.

Chris commented on the Historical Committee: there isn't much interest in forming a society but the historical survey of Livingston Manor is moving forward.

Nancy noted that the Deckertown Motor Sports Garage has removed their accumulation of tires and will be re-painting the building and changing the signage in the near future.

The Catskill Brewery is still not in compliance with their Special Use conditions (blocking the right of way) and the Code Enforcement Officer has not issued a permanent CO.

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