

Town of Rockland Planning Board
March 4, 2015

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

At 7:00 p.m. Chairman Ellison opened the public hearing on the Wolcott Special Use Permit Application. Mr. & Mrs. Wolcott would like to renovate their garage, adding an apartment for seasonal use. Proof of mailings to neighboring properties were presented to the clerk. There was no one from the public present who wished to comment. Richard made a motion to close the public hearing, Jim seconded and all were in favor.

Chairman Ellison opened the regular meeting of the planning board with the pledge to the flag. On a motion by Richard, seconded by Joy the minutes from the previous meeting were accepted as distributed.

Chairman Ellison read and completed the SEQR form for the Wolcott Special Use Permit. On a motion by Jim, seconded by Chris a negative declaration was made. All were in favor. Jim made a motion to grant final approval, Richard seconded, carried 5/1. Mr. Wolcott thanked the board and submitted a check for the application fee.

Chairman Ellison took a moment to acknowledge the passing of Supervisor Edward Weitmann, stating the loss felt by all and wishing the best of luck to Deputy Supervisor Eggleton as he assumes the roll of supervisor.

Mr. Joe Irace appeared before the board with updated information on the 42-44 Main Street Project.

- Flood plain elevation information has been added to the site plan. The new floor will be two feet above the 100 year flood mark.
- The number of required parking spaces will be obtained from neighboring businesses (letters will be acquired). There was discussion on the required number necessary.
- The front entry door will be 'pushed' back with a stairway and located to the far left. This is a change from having steps leading off the sidewalk.

The large addition on the rear will be for the kitchen with no structural changes to the outside other than paint and windows to keep the historical significance of the building in tact.

The river walk and outside dining is noted as a future phase of this project.

A check was presented for an escrow account to allow Mr. Illing to review the project.

Items yet to be addressed:

- Are the two parcels combined into one? Need a copy of the survey map.
- Letters conveying use of parking spaces.
- Landscape plan.
- Special Use Permit Application.
- SEQR form.

Richard made a motion that the Town of Rockland Planning Board be lead agent for the 42-44 Main Street Project, Chris seconded and all were in favor. A public hearing will be held next month, April 1, 2015 at 7:00 pm. The county will be sent a letter of intent along with the public hearing notice for next month.

Mr. Neil Alexander from Cuddy & Feder, representing SBA cell tower company appeared before the board. The Board had requested a representative come in order to hear our concerns and be a liaison between the Town. There have been several nagging issues over the years with the tower sites - road conditions, vegetation etc. Currently the Board requests a complete list of flammable and hazardous materials stored on site to aid our volunteer firefighters should a problem arise.

The Emery tower site permit needs renewal at this time. There was discussion on a reasonable time frame. On a motion by Chris, seconded by Joy a six month renewal is proposed, expiring September 2015, carried 6/0.

Mr. Alexander will be back in touch with the board and supply the requested information as soon as possible to the Code Enforcement Office.

Correspondence: upcoming training opportunities - March 9th, Department of State

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