

Town of Rockland Planning Board
July 1, 2015

Members Present: Chairman Thomas Ellison, Richard Barnhart Nancy Hobbs, Joy Wood, Chris Andreola. Absent: James Severing and Robert Eckert
Also present: Code Enforcement Officer, Glenn Gabbard and Engineer Wes Illing

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Richard, seconded by Nancy the minutes of the June 3rd meeting were approved as distributed.

Mr. Thomas Ward presented information on a two lot subdivision for the Kaplan family on Mary Smith Hill Road in Lew Beach (SBL 2-1-1.1). The property totals 166 acres. The family would like to divide the property with the road being the boundary, keeping 3.13 acres and attempting to sell the remaining piece that includes the house and barn. The topography and site distances are both good. Mr. Ward attempted to complete soil tests but with the recent rains was unable to do so. Soil test results and SEQR will be provided at the next meeting.

There being no objections from the Board Nancy made a motion that the Town of Rockland Planning Board will be lead agency, seconded by Joy and all were in favor. A letter of intent will be sent to Delaware County, NYS DEC and Sullivan County. A public hearing will be held on August 5, 2015 at 7:00 pm.

A letter had been received from Neil Alexander of Cuddy & Feder concerning the cell tower sites (roadways, documentation of hazardous materials, theft of wires etc). Mr. Illing responded to them and no other submissions have been forthcoming. He suggests setting conditions of liability if the road conditions create problems for the town. Mr. Fred Emery stated that his roadway has been re-done and he is happy with the work.

Chairman Ellison will contact them and ask them to appear at the August meeting and submit additional funds for the escrow account.

Mr. Cory Gable, owner of Manor Motors appeared before the board to address recent concerns over his storage of old cars for Michael Trinagel. Mr. Gabbard has had discussions with Mr. Trinagel for more than a year about the numerous cars on his property on Little Ireland Rd and the need for proper storage. Mr. Trinagel circumvented the zoning issue by having Mr. Gable move them to his lot.

As these are not owned by Mr. Gable, nor for sale or awaiting repair by his business, he is now violating the zoning conditions of his property. Approximately 30 cars have been stored at the Old Route 17 lot with about a dozen more to come. Mr. Gable has cars of his own for sale or service on the lot. He states that this is a temporary situation and once Mr. Trinagel has a building erected they will be moved back to his property.

Mrs. Shirley Rubik, a direct neighbor, stated to the board that she enjoys seeing the old cars and that Mr. Gable has kept the property in great condition (cars neatly stored, grass mowed etc). She doesn't want to see the town cause problems and run the business out of town.

There was discussion. Temporary or not, there are about 40 cars on the lot, some with fluids, some without, some with and without engines. Mr. Gabbard stated that a building large enough to house all these cars crosses the guidelines from a residential garage to a commercial building and falls under different state requirements.

Mr. Ellison suggested that Mr. Gable inform Mr. Trinagel of the situation and have the cars removed within four months to avoid violations of his own. Mr. Gable doesn't want the cars there through the winter anyway and will work towards their removal. Mr. Ellison will speak with the town attorney and research the issue to form a reasonable resolution.

Richard made a motion to allow Manor Motors to store these cars for four months, Joy seconded and all were in favor.

A letter was received for the Sullivan County Treasurer's office concerning hotel room tax and requesting the board to help keep the public informed.

Chairman Ellison sought approval from the town attorney concerning a statement to be added to any site plans approved by this board. A stamp will be purchased for this purpose.

Chris reported on the recent visioning meeting held at the firehouse. This was well attended and a presentation was made concerning the river walk proposal. Grants will be pursued as part of the application process.

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