

August 1, 2018 Town of Rockland Planning Board

Members Present: Chairman Thomas Ellison, James Severing, Chris Andreola, Richard Barnhart, Nancy Hobbs and Joy Wood. Absent: Robert Eckert

Also present: Code Enforcement Officer Glenn Gabbard and engineer Wes Illing

At 7:00 p.m. Chairman Ellison opened the public hearing on the **Fare Haven Special Use** Permit application. The applicant gave an overview of the project - this would be a wholesale food market of organic foods located at 108 Main Street, Livingston Manor. There being no one from the public wishing to comment, Richard made a motion to close the public hearing, Jim seconded, carried 6/0.

Chairman Ellison opened the regular meeting with the pledge to the flag. On a motion by Richard, seconded by Jim and carried, the minutes of the June 6th meeting were approved as distributed. On a motion by Richard, seconded by Chris and carried the minutes of the July 11th meeting were approved as distributed.

Keiser Equipment: Michael Misner presented an updated contaminated soil removal plan from his engineers, this has been sent to the DEC and they are awaiting approval. Gary Meyers is ready to do the work once the plan is approved. He will also remove the truck body from the rear of the property. Mr. Misner also brought in a solar light that he planned on installing. Wes commented that these do not meet the dark sky compliant specs as our code requires.

SBA Cell Tower: The special use permit for the Clements cell tower site expires in December. Glenn has inspected the roadway and the issues were taken care of. Wes will review their tower inspection packet and report back to the board.

Fare Haven Special Use: The applicants presented proof of mailing to the clerk for the public hearing. They stated that they planned to be open seven days a week, 6:00 a.m. to 10:00 p.m. the first three months then adjust their hours as warranted. There was discussion on their exterior lighting and location of the LP tank. The County was sent the 239 review paperwork but a response had not been received.

Chairman Ellison reviewed and completed the SEQR form. Jim made a motion to declare a negative declaration, Chris seconded and carried 6/0.

Updates: **Firelight Camp Project** would like to schedule a special meeting to present their preliminary site plan sometime mid month. There was discussion. Several of the board members will be away and a workable date could not be settled on. They will present at the regular September meeting. The applicant again asked that an independent engineer review their project to insure code compliance. Richard stated that he will speak with the town supervisor to retain someone.

There being no further business before the board Jim made a motion to adjourn, Joy seconded and carried.

