

October 3, 2018 Town of Rockland Planning Board

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

Also present, Wes Illing, Engineer, Dave Ohman, Engineer, and several members of the public.

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Nancy, seconded by Robert, all in favor 6-0; the minutes of the September meeting were approved with a correction.

Fare Haven

No one from Fare Haven was in attendance

Keiser Equipment

Mike Misner, Owner of Keiser Equipment appeared before the Board. He presented pictures of the front of the building with the new sign on the facade and landscaping. He advised that he will be installing solar motion detector style lights. Wes advised Mike to make sure the lights are not clocked together. DEC has approved the work plan for the soil and his contractor Gary Myers will layout the dirt and remove the trailer on October 30th. The Board requests a letter from DEC be presented at the next meeting on removal of the soil and then a Special Use permit can be issued.

Boy Scouts Cell Tower

A representative from the Boy Scouts appeared before the Board. The aviation light will not be installed on the tower until June, 2019 - the boom will be lowered while not in operation - no action is required by the DOH, they are satisfied with the tower as there is no hazard with it - the boom will be raised on June 15 and lowered in September - it can be removed at any time - it is owned by AT&T is only on loan to the Boy Scouts. Tom advised that he will put them on the agenda for June, 2019 meeting with a letter to follow in July for applying for a Special Use permit. A fee of \$100 will be required as well as a Public Hearing and a SEQR short form. The Boy Scouts will be required to notify neighbors within 500 feet of said hearing and present documentation of same to the Board.

SBA Cell Tower Renewal of Special Use Permit

A motion was made by Chris, seconded by Nancy, all in favor 6-0, to approve the renewal of SBA Cell Tower Special Use Permit (Clemments site) for the period of two years.

Firelight Camp Project

Chairman Ellison recused himself from the table and Vice Chairman, Richard Barnhart took over the meeting. Mr. Illing presented maps for phase 1 and 2 of the project but will be breaking it up to separate pieces.

- Wet lands will be dressed up with Willow Stakes which will assist to stabilize the soil.
- The view of the lobby building will be obscured by evergreen trees. The tents also are not seen from the road.

- Mr. Illing advised that he will complete plans showing the parcel is able to accommodate 18 wheelers for deliveries.
- 3-D model of property was reviewed on the big screen which showed nothing was visible from Little Ireland Road. Question was raised as to this part of the record. Vice Chair Barnhart will check with Town Attorney on this matter. Mr. Illing advised that this information is for informational purpose only.
- The food prep area and bar are for campers only
- Building colors are to be earth tone shades
- They will have two bath houses available with enclosed area for showers and bathrooms, out side area for bath house facilities to have a covered lounge type waiting area, 15 tents to one bath house
- The bathroom facilities will be ADH compliant
- Details for the lights along the path to the bathroom facilities are to be presented at the next meeting
- 20' storage containers may be used for storage of soft items during off season (off site)
- Phase II maps show the well near wetland area. Also, detacted 10 acres for a buffer.
- Construction of the roadway may need fill to be trucked in for proper grade of road
- Utilities will be under ground as they go throughout the campsite - minimal visiblity of utilities may be seen
- Full EAF was presented for the files as well as the Wildlife Habitat Assessment for NYS or Federally Listed Threatened or endangered species and species of special concern analysis documents
- A letter was reviewed by the Board with waivers requested by FireLights Camps. It will also be reviewed by Ken Klein, Town Attorney.

Mr. Illing is requesting a special meeting on the 24th of October to submit plans for storm water, utility lines, pump station, sewer, drop manholes, lighting, etc. Said meeting will assist with moving the project along and additional review of plans.

Town of Rockland Planning Board
October 3, 2018
Page 3

A resident from Little Ireland Road appeared before the Board on the environmental impact of said project. Mr. Illing advised that well testing will be done on the closest wells to see if there is any impact on neighboring property wells.

There being no further business, a motion was made by Jim, seconded by Nancy, all in favor to adjourn the meeting.