

Town of Rockland Planning Board
October 24, 2018

Members Present: Chairman Thomas Ellison, Richard Barnhart, Robert Eckert, James Severing, Chris Andreola Nancy Hobbs and Joy Wood. Also present: Ken Klein, Attorney for the Town, Glenn Gabbard, Code Enforcement Officer, Robert Eggleton, Supervisor and David Ohman, Engineer for the Town.

Chairman Ellison recused himself from the proceedings.

Vice Chairman Barnhart opened the meeting with the pledge to the flag and stated that this was not a public hearing but a special meeting to continue reviewing the Special Use application for Firelight Camps.

Wes Illing, engineer for the applicant thanked the board for taking the time for this special meeting to keep the project review moving forward. He submitted a storm water waiver request. A flood water management plan was established by the town after the flooding in 2006. This plan exceeds the state standards and the applicant would like to follow the town's plan for the site being reviewed.

Mr. Barnhart asked Mr. Ohman for his input on the waiver request. Mr. Ohman stated that when the Department of Environmental Conservation reviews the storm water plan they will make note of any questionable aspects and then the board can address these with the applicants. Mr. Ohman will continue his review of the plan and requested waivers and send a letter to the board with any concerns he may have.

Mr Illing presented an updated site plan pointing out changes that have been made:

- Architectural changes were made to the lobby area and patio of the restaurant building engineering ramps to go with the topography (elevation changes of 2-3 feet). Changes were also made to the facilities/engineering building (garage and storage building). This would be a one and half story barn like structure housing golf carts, gardening tools etc.
- The site plan now shows the evergreen forest areas.
- The location of the electrical lines/poles are still on hold pending a meeting with the electric company.
- The applicants met with the fire company to assess the access to the project site and mobility of emergency equipment throughout the project roads. A dry hydrant will be located near the stream crossing, changed to a 12" line to allow for needed flow. There will be a hydrant near the lobby utilizing the water storage tower for additional water.
- Deliveries will most likely be done with a box truck but occasionally a larger truck may be sent in. The turning radius at the entrance has been changed as well as inside the project. Some trees may be removed at the entrance to achieve the required site triangle. There was discussion on the trees that would be left (or new ones planted) for screening purposes.
- The parking areas have been reworked, adding ADA compliant spots.

- Mr. Illing pointed out that the map index shows a table of the soil compositions.
- Two intermittent streams and one continuously running stream are noted on the plan.
- The walking paths will be lighted on the down hill side. They will purchase and test the lights they wish to use to determine the area that will be lit by them, how many will be needed and how far apart they will be spaced.
- The potable water well will be located near the roadway, about 120' from the entrance road. Hydrologists will outline a plan to test the well and monitor adjacent land owners wells.
- Stone fill will be brought in to build the roads
- The entrance sign will be 6' in height and the applicants are debating the lighting options.
- The signs within the project will direct the guests along the one-way roads, stops etc.
- The applicant submitted the results of the road study that was done. They are recommending added road signs along Little Ireland Road - sharp turn, speed limit etc.

Chris asked what the time frame would be for the construction of phase 2 of the project. The applicant stated that it would depend on the flows allowed by the state and the desire to increase the operation.

Mr. Illing stated that he has reviewed Mr. Ohman's suggestions and they will comply with all of them. He then asked the board to set a public hearing for November and they would like to move ahead with getting a well drilled. Discussion followed. Mr. Klein advised that a final site plan and SEQR, part I still needs to be submitted before a public hearing can be set.

Some of the board members will be away the first week in November so Nancy made a motion that the regular meeting will be moved from Nov. 7th to the 14th Bob seconded and all were in favor. The clerk will put a notice in the paper.

On a motion by Chris seconded by Joy the meeting was adjourned at 9:15 p.m.