

Town of Rockland Planning Board  
July 3, 2019

Members Present: Chairman Thomas Ellison, Richard Barnhart, James Severing, Ryan Edwards, John Veleber. Absent: Joseph Lambe, Robert Eckert. Also present: Glenn Gabbard, Code Enforcement Officer and Wes Illing, engineer

### **Sunshine Colony Tavern**

At 7:00 p.m. Chairman Ellison opened the public hearing for the Sunshine Colony Tavern. Meg McNeil gave a summary of the project. They would be renting space at 47 Main Street for a wine and beer tasting tavern. There would be seating inside and in the back yard under bistro lights.

Sally Wright, CAS spoke in favor of the project and thanked the applicants for their generosity in the past for events held at CAS.

Gina Molinet, R&M Farm Realty also spoke in support of the project stating that Meg & Kevin has brought new life to town with their current business and would do so again with the new project.

Sheila Shultz, a resident of Livingston Manor stated her support of the new business.

There being no other comments offered, Richard made a motion to close the public hearing, Jim seconded and carried 5/0.

Chairman Ellison opened the regular meeting of the Town of Rockland Planning Board with the pledge to the flag.

Ms. McNeil presented a site plan of the proposed project for the boards review. Chairman Ellison stated that the County 239 Review was waived as this was an existing building in the heart of Livingston Manor.

There was discussion on the following items:

- lighting - there would be sidewalk solar lights along the path in front and string bistro lights in the back yard. The applicants agreed to use dark sky compliant lights.
- sign - the applicants were having a sign designed and painted that would not be any larger than the current sign on site (hard wood, muted color tones).
- hours of operation - they expect to be open 3-10 p.m.

Chairman Ellison reviewed the SEQR and stated that there were no adverse environmental impacts for this project which would be typical of an existing building. Richard made a negative declaration, Jim seconded and carried 5/0.

John made a motion to grant approval of the Sunshine Colony project with the condition of the installation of dark sky compliant lighting, Jim seconded and carried 5/0.

**Keiser Equipment:** Michael Misner was not in attendance. There was discussion on the continuation of this review as it has been a year with little or no progress. Richard made a motion to cease review of the Special Use Permit application for Keiser Equipment, John seconded and carried 5/0.

**SBA Cell Tower - Morriston Site:** The applicant has been working on the roadway. We will coordinate with Glenn to inspect the site.

**Onteora Boy Scout Camp** - Special Use Permit application for a COW (cell tower on wheels). Cody Oher appeared before the board, submitting the FAA ruling on the tower and SEQR. Chairman Ellison reviewed the document and stated that there were no adverse environmental impacts for this project. Richard made a negative declaration, Jim seconded and carried 5/0. A public hearing would be held next month to complete this project.

#### **1242/124 Old Rt 17**

Jim recused himself from the board as Mr. James Fuller and his engineer, Mr. Kelly presented information on 1242/1244 Old Rt 17. Chairman Ellison stated that both he and Richard Barnhart are distantly related to Mr. Kelly. This property (known as 'the chicken coops') has a primary dwelling and an apartment building. The apartments have been vacant for some time now triggering a change in use review. Mr. Fuller is still evaluating the extent of renovations and is not sure if he would rebuild as a two or three apartment structure. Two units would not trigger a special use review but three units would do so. Mr. Fuller would make a decision and return if necessary.

There wasn't a quorum present to approve the minutes from June. Mr. Barnhart offered a clarification to the minutes concerning the **Firelight project**. He stated that the applicants submitted a letter of cancellation to the landowner, terminating their contract but no letter was submitted to him or this board. Richard made a motion to cease review of the Firelight project, John seconded and carried 5/0.

#### **Kaplan Subdivision, Mary Smith Hill Rd**

Dave Mance presented information on a 2 lot subdivision of the Kaplan property on Mary Smith Hill Road in Lew Beach. The parcel is 166 acre in total, the 34 acre piece would include the farmhouse, 4 acres would be transferred to James Powell as a lot improvement and the remaining acreage allow access to state land. Mr. Mance would submit a waiver request for the soil and deep test pit tests. A public hearing would be scheduled for the August meeting. The clerk would send a letter of intent to the DEC, Sullivan County Planning and Delaware County/Town of Colchester.

There being no further business before the board Ryan made a motion to adjourn, Richard seconded and carried 5/0.