

Town of Rockland Planning Board
August 5, 2020

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

Chairman Ellison opened the meeting with the pledge to the flag and welcomed Mr. Hines, from McGoey, Hauser & Edsall Consulting Engineers as the engineer representing the planning board.

On a motion by Richard, seconded by John the minutes of the March meeting were accepted as previously distributed. On a motion by Jim, seconded by Ryan the minutes of the July meeting were accepted as distributed.

Camp Na'Aleh:

Mr. Randy Wasson, representing Camp Na'Aleh, presented the board with updated site plan maps noting that the requested items from the July meeting were added: labeled the right of way, added signage locations (directing buses) and turn around areas.

Mr. Hines presented a letter of review of the project commenting on the following items:

Access roads need to be widened to allow emergency vehicles mobility or sprinkler systems installed in the new buildings.

Flood plain boundary lines seem to 'stop short' and should be completely shown on the plan.

Existing SPDES permit for sanitary sewer should be supplied to the board as well as letters of approval from the DEC and DOH.

Ground grading plans for the new structure areas should be provided.

Occupancy schedule needs to be revised.

Proposed use of the gravel driveways, culverts or bridge showing accessibility to new structures.

Confirmation of lead agency should be received.

Address additional traffic to the site (delivery trucks, buses etc).

Erosion and sediment control plan needs to be provided and noted on site plan.

Addressing the storage container issue with the code enforcement officer.

Copy of the road easement agreement should be provided to the board (it has been provided).

Water and sewer lines need to be noted on the site plan.

Occupancy schedule identifying structures and their proposed connection to discharge outfalls need to be reviewed and amended.

Structure nearest building #7 is not identified.

Septic tank between buildings 12 & 12a is not depicted on the plan.

Dimensions of the roadway accessing proposed building #20, 17a, 11a and 11b are not noted.

Correct the calculation of building square footage.

There was discussion by the board and engineers. The letter of intent for lead agent was not sent to the Department of Health but would be. The DEC requested the SEQR, Part I – this was provided but no further contact has been made.

Chairman Ellison noted that a letter was received from a neighboring property owner addressing several concerns – camper/staff trespass, litter, vandalism, loudspeaker systems and right of way road damage. He encouraged Mr. Wasson to have the camp owner attend the next meeting and work with the neighbor to correct these issues.

Richard raised concerns over the gravel roads and run off damage from storms. Concerns were also raised about increased garbage and suggests extra trash removal be scheduled when camp is in operation.

Mr. Wasson will address these additional items and return next month.

SBA Cell Towers

The Morriston site has been inspected by Mr. Gabbard. He found trash and maintenance debris around the site. The roadway was passable but just barely, this should be paved in the future. Mr. Gabbard suggests a property maintenance agreement to clean up and repair the site be a part of the renewal process. He has informed SBA's attorney as to the condition of the site but has not received a response at this time.

Richard made a motion to grant a two (2) year renewal instead of the five (5) year request. Jim seconded and carried 6/0.

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