

Town of Rockland Planning Board  
October 7, 2020

Members Present: Chairman Thomas Ellison, Richard Barnhart, James Severing, Ryan Edwards and John Veleber. Absent: Robert Eckert and Joseph Lambe. Also present, Glenn Gabbard CEO

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Richard, seconded by Ryan, the minutes of the September meeting were accepted as previously distributed.

Todd Haiman, Right of Way Abandonment – Edgewood Lake Development

Mr. Haiman presented information concerning a right of way abandonment he wished to file. Richard stated that he has done work around this property for many years but felt he could consider this request without prejudice.

Mr. Haiman was considering purchasing Lot #4 and would like to abandon the right of way that runs through lot #4 to lot #3. He presented a survey map, depicting the right of way, a letter from the current owners and one from the Beaverkill Valley Land Trust. The BVL and homeowners association have both approved this action. There is a second right of way to access lot #3 through the lands of Rosenblat.

Jim asked if Rosenblat's had given the right of way by deed, if so this board needs to have a copy before approving this action.

Glenn Gabbard stated that he and the assessor searched town records and didn't find any document. In 2005 the right of way was filed by David Manse but the assessor never received a copy from the county office.

Mr. Haiman will research the deeds and return with a copy for the board.

Jay Burke, Lot Improvement – Anderson Road

Mr. Burke submitted a site plan with the proposed lot improvement of his property (SBL#28.-1-6.2 and #31.-1-12.16). He also submitted deep test pit and perk test results from Davis Engineering and a letter from the town highway superintendent stating that a driveway permit would not be a problem to obtain. Richard made a motion to approve this lot improvement, John seconded and carried.

Jim recused himself from the board to inquire the boards opinion on a parcel being a subdivision or a lot improvement. He presented a sketch of four lots totaling 87 acres off Back Shandalee Road and Schliermacher Rd. The lots have two established houses with septic and water. The owner would like to combine the 4 lots in two with one established home on each. The board feels this is a lot improvement. Jim will return next month with the final maps for approval.

Updates: The Emery Cell tower has been painted and the tree limbs replaced. Glenn will check back to see if the debris within the fencing has been cleaned up. Their Special Use Permit is up for renewal next month. No engineering report has been submitted yet. Glenn will contact them for this report before approval can be granted.

Next week the ZBA will meet concerning the food truck at the Catskill Brewery. This board is encouraged to attend. If the ZBA grants the variance then Catskill Brewery will return to the planning board to update their Special Use permit.

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