

Town of Rockand Planning Board

November 7, 2020

Members Present: Chairman Thomas Ellison, James Severing, Ryan Edwards, John Veleber, Robert Eckert. Absent: Richard Barnhart, Joseph Lambe. Also present: Patrick Hines, consulting engineer.

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

### **Todd Haiman, Right of Way Abandonment – Edgewood Lake Development**

Mr. Haiman presented the board with copies of documented deeds showing the second right of way to Lot #3 through the lands of Rosenblat as the board requested.

On a motion by Jim, seconded by John the Planning Board approves this right of way abandonment. Carried 5/0.

Jim recused himself from the board.

### **Clements Lot Improvement and Subdivision**

Joann Clements presented the board with a subdivision map and explained her desire to make a lot improvement and then a subdivision of her land on Old Route 17, between Roscoe and Livingston Manor.

The lot improvement consisted of a small piece previously owned by the Town of Rockland and housed the old Town Barn. This small piece would be combined with the larger piece. Then a three-lot subdivision of the 51-acre piece would take place. Perk and deep test pit tests were completed, and the results submitted to the board.

There was discussion. An updated map needs to be submitted showing the lot improvement and subdivisions (current map is 25+ years old); SEQR, Part 1 document; a public hearing scheduled, and County 239 Review submitted. Notice of intent also needs to be filed with the DEC and County.

Robert made a motion that the Town of Rockland Planning Board be lead agent, John seconded and carried. Once updated documentation is reviewed paperwork can be submitted to the appropriate agencies and a public hearing scheduled.

Jim rejoined the board.

### **Camp Na'Aleh – Special Use**

Mr. Randy Wasson, engineer on the project, presented the board with updated site plan maps. He addressed concerns raised from the last meeting and those submitted by the consulting engineer for the Town.

1. Neighbor concerns over trespass, littering, spray painting of trees and loud speakers. The applicant stated that these were old concerns and had been addressed. Mr. Veleber stated that he felt they were current and ongoing concerns as stated in a letter received from the neighbor and the letter from the Delaware Highland Conservancy's yearly inspection. Mr. Wasson and the applicant would further investigate the issues.
2. The loud speakers have been turned inwards and down facing to minimize the noise. The board asked that the speaker locations be noted on the site plan and information be provided concerning noise levels.
3. The bridge has been identified as two pipes. Size and width of these should be shown on the site plan as well as replacing the guide rails.
4. Discussion of additional truck traffic with additional camp attendees. Truck traffic may increase slightly but not significantly.
5. Access road has limited access – turn around areas will be shown on site plan and one way in or out signs posted. The Code Enforcement Office will have final say on acceptability. All dormitories have sprinklers installed in them.
6. Silt fence and construction road should be shown on the site plan.
7. The storage container will be removed and should be noted on the site plan.
8. The old caretaker's home will be removed and replaced. This should be noted on the plan.

### **Cell Towers**

The engineers report was received for the Emery site (Covered Bridge). Clean up of the old 'tree branches' needs to take place. There was discussion on the risk category classification. The board would like this be verified.

On a motion by Jim, seconded by Robert, the Special Use Permit be renewed for a period of two (2) years upon verification of the Risk Category Classification as stated in the engineer's report.

**Updates:** The Catskill Brewery received their Use Variance from the ZBA to operate a food truck on their premises as long as the State Executive Order was in place (to sell food with alcohol). The Brewery also needs to return to the Planning Board to update their Special Use Permit site plan.

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