

Town of Rockland Planning Board meeting

January 7th, 2021

Members present: Chairman Thomas Ellison, Ryan Edwards, Richard Barnhart, James Severing, Joseph Lambe, Robert Ecker, John Veleber. Also present, Glen Gabbard, code enforcement officer., Jessyca Wolcott, water, sewer clerk & current planning board clerk, Kaitlen Madison, new planning & zoning board clerk. Approximately one member of the public joined the meeting via ZOOM.

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Tom to appoint a nominee Richard Barnhart as Vice Chairman, seconded by Robert Ecker. The motion was approved 5-0.

A motion to approve the December 2020 minutes was made by Robert Ecker and seconded by Richard Barnhart. The motion was approved 7-0.

Gorr: Subdivision

Edward & John Gorr presented a subdivision of a 62.84-acre lot on White Roe lake rd. to be made into 2 lots of 31.42 acre lots with single family homes on each lot with 2700' road frontage. No engineering has been done at this time yet. Chairman Ellison brought up that each lot will need water and septic to be tested. The test sites for perk & septic will need to be added to the map. The driveway location will need to be reviewed by Highway dept and maps updated with locations. Environmental Quality review act form needs to fill out and can be found online. A check for total of \$200 (\$100 county planning fee, \$50 per lot) collected for subdivision application.

WW. Kocher: Special use permit

Marilyn Lusker, and Attorney John Theadore attended on behalf of Bill Kocher requesting from the planning board to review the property maps with suggestions, concerns and in hopes of looking to open for public hearing soon. The proposed "Davidson's" general store would be a shop for essentials for local residence and campers at Mongaup lake campgrounds. The original Davidson general store building is the original building from 1890, the building is being renovated to have all new plumbing, electric, and septic. An already existing easement with Bald mountain LLC has been made to allow access to the use of the leech field. After review of the parking lots which are in two (2) existing locations, one near the dwelling to accommodate up to four (4) vehicles, and another along the east side of the store to accommodate up to six (6) more vehicles. The property requires more parking spaces and a possible correction for the issue would be to re-size the lot. The parcel lot is a non-conforming lot of only 0.3 acres which would require to go before the Zoning Board of Appeals. The request would be to reinstate the previous grandfathered zoning which was lost about 50 years ago or adjust the lot lines to meet the developing 50% variances. At the request of the Patrick Hines, a well must be added to the map. A check for \$300 was collected and put into an escrow account. Chairman Ellison requested more information on the Sign, such as size, lighting, and compliance of the dark sky act.

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Camp Na'Aleh

Randy Wasson & Rabbi Jacob Fuhrer presented to the Planning Board a review of comments from MHE consulting engineers regarding previous complaints of Camper / Neighbor relations. The proposal is to post "No trespassing signs" and install of a construction fence 1,000 ft into the wooded property. Concerns of both the color of the orange construction fence and, how it would affect the wildlife in Catskill park was raised by board members Veleber and Eckert. Suggestions of changing the color to black would be more appealing and less visible to the neighbors. Board member Veleber raised concerns of the of trespassing being a past issue and feels that a fence is a temporary solution to a permanent problem. Fellow board member Eckert suggested trail cameras to be used and reviewed later. Board member Edwards suggested a chain link fence and was followed up by Board member Barnhart in the use of Wire fencing or barbed wire, likes what is used in agricultural settings. Board members discuss the height of the fence from 4ft to 3ft with concerns for the wildlife. A suggestion to start at 4ft and review in a years' time the affect on the wildlife and the issue of trespassing. A consensus was draw that a 4ft 4x2 square vinyl coated fence with spaces made for wildlife could be made as a condition with a special use permit. Chairman Ellison spoke upon the speakers on the property are for emergency use only and need to be labeled on the map as such. Board member Edwards reviewed the 8in I beam guardrails to be in place and in good shape. Board member Barnhart suggested the covert to be changed from 2 to 1 with Board member Edwards saying that changed would be too much and unnecessary. The consensus given by the board members was to add the fence detail, add driveway notes, A DEC / Health Department report on of the well monitoring be submitted and request a SPDES permit mod with a completed map. Board member Edwards would like a public hearing and Chairman Ellison seeks to have a meeting before a public hearing .

Updates:

- Chairman Ellison reminds board members to complete their four (4) hours of training and to expect a letter from Town supervisor Robert Eggleton about continuing education.
- Chairman Ellison introduced the new planning board clerk Kaitlen Madison.

There being no further business before the board Richard Barnhart made a motion to adjourn and Robert Eckert seconded and carried. The motion was approved 7-0.