

Town of Rockland
Zoning Board of Appeals
October 14, 2020
#2-20 Use Variance
Western Catskills Truck Co. LLC

At 7:00 p.m. Chairman Arthur Riegal called to order the public hearing for the Use Variance application from Western Catskills Truck Co. LLC seeking permission to operate their food truck at the Catskill Brewery at 672 Old Rt 17, Livingston Manor (SBL # 39.-2-10).

Zoning Board members present: Chairman Arthur Riegal, Perry Kuehn, Allen O'Keefe, Sheila Shultz and Sarah Madison. Also present: Code Enforcement Officer, Glenn Gabbard, Rose Mary Hankins, clerk to the board, members of the public and the applicant.

Chairman Riegal noted that this hearing was to address the application for the food truck located at the Catskill Brewery parcel and not to amend the town code as a whole. He also explained the difference between an area variance and a use variance.

Mr. Randy Lewis presented information on the food truck. The truck was purchased approximately two years ago to primarily serve food off site for special events (weddings, farmer market etc) and occasionally at the Brewery site for their own special event. Under the NY State Executive Order #202.52 the State Liquor Authority guidance requiring the purchase of food items for consumption if alcoholic beverages are served. The majority of scheduled events were canceled this summer and with the need to serve food at the Brewery resulted in the food truck being parked on site.

The Code Enforcement Officer sent a letter to Mr. Lewis in June of 2019 stating that the food truck located at 672 Old Rt 17 is not a use currently listed in the schedule of district regulations contained in the Town of Rockland's zoning law as well as not being contemplated by their site plan as approved by the Planning Board.

There was discussion on the use of the food truck. Mr. Lewis stated that he feels serving food with alcohol is far better than not and keeping it in operation on site helps keep his business going during this unprecedented time. Their long term plans were to build out a restaurant and serve food on site.

Mrs. Shultz asked if the applicants had approached the Town Board to review the town codes concerning the use of a food truck, they had not done so.

There was no one from the public present who wished to comment. Chairman Riegal noted that an e-mail had been received from a neighbor expressing their support of the food truck.

At 7:33 p.m. the public hearing was closed and the regular meeting of the Zoning Board of Appeals opened.

Town of Rockland
Zoning Board of Appeals
Regular Meeting, October 14, 2020

Chairman Riegal opened the regular meeting with the pledge to the flag. By unanimous consent the minutes of the February 4, 2020 and May 4, 2020 meetings were accepted as distributed.

