

**Town of Rockland**

Planning Board

Regular & Zoom Meeting

June 2nd, 2021

Members present: Chairman Thomas Ellison, Vice Chairman Richard Barnhart, Ryan Edwards, John Veleber, James Severing, Robert Eckert and Joseph Lambe, also present, Code enforcement officer Glen Gabbard Patrick Hines of MHE engineering, Rabbi Mosdos Bnei Zion of Camp Na’Aleh, Marilyn Lusker and John R. Theadore - Attorney at Law and Board Secretary Kaitlen Madison.

Chairman Ellison opened the meeting with the Pledge of the Allegiance to the flag.

A Motion was made by Chairman Thomas Ellison, the motion was moved by Vice Chairman Richard Barnhart to approve the May meeting Minutes, Seconded by Joseph Lambe. The motion carried 5-0.

**Zola Holdings LLC (Ben Chamis)– 9/13 Creamery Rd: Subdivision**

Ben Chamis presented updated maps of the 2-lot subdivision for a lot located between 9 Creamery Rd and 13 Creamery which is located behind the Dollar General store and Livingston Manor volunteer ambulance Corp. building. The two (2) lots are 1.4 acres and .45 acres. Mr. Ben Chamis presented legal notarized statement stating to he is one of the principal representatives of Zola Holdings LLC. Documentation of an easement with The Dollar general has been requested to be provided to the board for review. The storage building does not have a Certificate of occupancy and will require one if marketed as more than commercial storage. The Planning board is requesting that on the site plan map to show a building lot (envelope) to meet the zoning setbacks. The shared driveway will either require a new access point or an easement for the smaller lot of .45 acres which must be shown on the site plan map.

Parts 1 & 2 of the SEQRA form and application are to be submitted and a public hearing to follow.

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**W.W Kocher / Davidson's General Store:**

William Kocher & John Theadore present updated site plan maps of the Davidson's General store and a copy of the lease with adjacent property of Bald Mountain LLC, showing revisions with the lease easement, septic easement with adjacent property of Bald Mountain LLC and sign placement being displayed on the map.

The planning board proceed with the Davidson's general store, a SEQRA form which was filled out and found to have small or little to no negative impact on the environment.

A motion was made to move forward with the Davidson General store and a public hearing date is set for July 7<sup>th</sup>, 2021, at 7:00pm. The motion was made by Jim Severing and seconded by Richard Barnhart; Motion carried 7-0.

**Bock & Hourihan- Lot line improvement**

Jim Severing presented to the board a lot line improvement between properties owned by Roger Houihan and John Bock located on 2142 & 2132 Old route 17, (County road 179A) in Roscoe, NY. Parcel #1 owned by Roger Houriahn is 3.55acreas and the two (2) parcels Parcel #2 is 3.63 acres and parcel #3 is 1.46 acres. The lot line improvement would adjust Parcel #1from 3.55acres to 3.75 acres. Parcel #2 would increase to 3.88 acres and Parcel #3 would increase to 1.51 acres. These lot line adjustments would correct two (2) encroachments. The 1<sup>st</sup> encroachment was created with the construction of a pool more than two (2) years prior and , the 2<sup>nd</sup> encroachment in Parcel #2 , the lot line goes through the garage on the Hourihan lot. The 3rd improvement would be in Parcel #3 which would adjust the back lot line and straighten it out for aesthetic purposes .

A motion was made to grant the lot line improvement was made by Richard Barnhart and moved by Ryan Edwards, seconded by Robert Eckert; motion carried 6-0.

**Updates / Correspondents:**

Broadacres farms has reached back out to the Planning board after several months of no communication.

**Adjournment**

A motion to adjourn the meeting was made by Jim Severing and seconded by Richard Barnhart, motioned carried 7-0.

