

Town of Rockland

Planning Board

Public hearing: Zola Holding LLC- 9/1 Creamery Rd.

Regular & Zoom Meeting

August 4th, 2021

Members present: Chairman Thomas Ellison, Vice Chairman Richard Barnhart, Ryan Edwards, John Veleber, and Joseph Lambe.

Also present, Code enforcement officer Glen Gabbard, Patrick Hines of MHE engineering, and Board Secretary Kaitlen Madison.

Public hearing: Zola Holding LLC – 9/13 Creamery Rd. Subdivision

Chairman Ellison opened the public hearing for Zola Holding LLC – 9/13 Creamery Rd. at 7pm.

With no public comment made by either in person or via Zoom participants a motion was made by Thomas Ellison, John Veleber moved the motion to close the meeting and seconded by Vice Chairman Richard Barnhart. Motion carried 5-0.

At 7:05 pm, Chairman Ellison opened the Planning board meeting with the Pledge of the Allegiance to the flag.

Chairman Thomas Ellison made a motion to approve the June meeting minutes, the motion was moved by Vice Chairman Richard Barnhart, Seconded by John Veleber. The motion carried 5-0.

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

Ben Chamis presented a current site plan map of the 2-lot subdivision for a parcel located between 9 and 13 Creamery 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 provide proof of mailing and payment of application fees.

Chairman Thomas Ellison made a motion to give preliminary approval, with condition, of the Zola Holding Subdivision contingent on showing a separation of the driveway on the site plan map. The applicant has up to 60 days to submit proof of the conditions. The motion was moved by John Veleber and seconded by Richard Barnhart; Motion carried 5-0.

Town of Rockland

Planning Board

August 4th, 2021

Page 2

Covered Bridge Campgrounds - 68 Conklin Hill Rd.: Special Use permit review

Kyle Engstrom an Architect of ME Studios (Monroy Engstrom Development group LLC) requested review of the special use permit of the Covered Bridge campgrounds for a prospective buyer. Currently the campgrounds operate on a seasonal basis from April to November, with seventy (70) campsites currently in use for tents, and RV use with hook ups for short term guest. The intent of the review would be to gain pre-Approval to extend to full year-round use. The scope of work described by Mr. Engstrom included additional water line installation below the frost line, installation of additional septic infrastructure if possible but off grid waste solutions will be use in lieu of septic accessibility. In addition to infrastructure work, the proposal of the use of “tiny home” mobile cabins would be an added feature to the campgrounds.

Concerns were raised by Patrick Hines of MHE about the campgrounds being under private use, tent sites being nonconforming due to the proximity to the river, which must comply with the Department of Health. COE Glen Gabbard raised points about the mobile cabins needing to conform to Residential Code of 2020 Appendix “Q”, NYS with the regulations of “tiny homes” needing to have safety features, but also must be complying to NYS RV standards in conjunction with his concerns of the Flood plain that the campground is located in. The mobile cabins would need to comply with FEMA / Flood safety and be street legal in the event of a flood emergency.

Current zoning limits campground operations to April 1- November 30. It is not clear if that provision can be waived by the Board or if a variance can be sought from the ZBA.

The Planning board did not have any further answers to advise Mr. Engstrom and would reconvene with him at our September meeting after speaking with our Town Attorney Ken Klien.

Skyline Drive Estates: RD-25-1-71.8 – George Fulton – 3 lot Subdivision

George Fulton of Livingston Manor present a three (3) lot re subdivision on the Skyline Drive estate. Present was the original 1977 field map showing the original site plan, in addition to 1978, 1990 site plan lot improvement and the 1991 tax map shows a previously approved three (3) lot re-subdivision. The single parcel lot being divided consist of Parcels E which is 11.07 acres, Parcel D which is 15.89 acres and Parcel C which is 17.68 acres as shown on the surveyor map.

Mr. Fulton explains the current issues prospective buyers are facing with the private road having been abandoned over the years. A proposal of building a road into the cul-de-sac just into the three parcels, that Parcel C (1) would on it owns own 55ft wide strip of land for road due to an access of easement from original map. Parcel D (2) have its own private road as well as Parcel E

Page 3

Town of Rockland

Planning Board

August 4th, 2021

(3). In addition to the need for, construction of a working road, access to electricity, and are the legal documents of whom has maintains & has access of the road. A waiver for an open development from either through the ZBA or Town board could be possible. Chairman will consult with Town Attorney.

Camp Na'Aleh: Special use permit

Camp Engineer Randy Wasson, Rabbi Jacob Freuier and Attorney Steven Barshov presented to the board a request to remove one (1) existing dormitory and build two (2) new staff dormitories. This would increase the population by 125 campers and staff total. The Camp has come to an agreement with all the conditions placed upon the camp at this time. Updated photos of the entrances, lighting and signage were presented for review to the board, in addition to the site plan map. A letter submitted by the Camp's Attorney Mr. Steven Barshov to recognize the camp as a religious use and going forward the Planning board and Randy Wasson will be referring to the camp as such.

As stated for the record by Chairman Thomas Ellison, has received complaints about the access road being blocked on two (2) separate occasions and the intermittent use of the loudspeakers. Currently there are no rules in places, but the neighbors have voiced their concerns.

Mr. Steven Barshov spoke upon the issues of the blockage of the access easement & use of the road. Mr. Barshov wanted on the record that the Planning board has no authority over disputes between private properties and owners. Mr. Barshov shared legal documents, maps, and a letter with the board members regarding the easement. Vice Chairman Richard Barnhart was able to shed insight on the history on the property about the previous owners Mr. Ames and the owners of the Estate with the building of the bridge in the 1980s. As of this time any further discussion and dispute over the easement will be seen as a civil matter.

Further review of the site plan and compounded with public complaints of busses parking on Parkston Rd., a pull off area was discussed to help limit or eliminate idling or parked buses from being on the Parkston Rd. or from blocking the entrance. In addition, the issue of the Gate and security guard were discussed. Questions arose about the necessity of the gate with a Security Guard. Rabbi Jacob Freuier went on to speak on the issue with Camper's parents coming in unannounced and as a need for added safety of the children.

A request from the Planning board to review a draft of the Camper's Code of Conduct before the next meeting, the Board will begin working on a draft resolution and the applicate is agreeing to waive the 62-day period and extend till the next meeting held on September 1st, 2021.

Adjournment

A motion to adjourn the meeting was made by Chairman Thomas Ellison, the motion was moved by Richard Barnhart and seconded by John Veleber, motioned carried 5-0.