

Town of Rockland

Planning Board

Public hearing: Davidson General store

Regular & Zoom Meeting

July 7th, 2021

Members present: Chairman Thomas Ellison, Vice Chairman Richard Barnhart, Ryan Edwards, John Veleber, Robert Eckert, also present, Code enforcement officer Glen Gabbard Patrick Hines of MHE engineering, Bill Kocher, Marilyn Lusker, John R. Theadore - Attorney at Law, and Board Secretary Kaitlen Madison.

Attending by Zoom: Art Riegal, Joy Oriol, Monica Pollock, Nina

Public hearing: Davidson's General Store

Chairman Ellison opened the public hearing for the Davidson's general store at 7pm.

Bill Kocher and Marilyn Lusker plan to reopen a general store in the original location of the Davidson's General Store located on 2 Geoff Rd on the DeBruce rd. area of Livingston Manor, NY.

With no public comment made by either in person or via Zoom participants, Chairman Ellison asked for a motion to close the public hearing. The motion was moved by Richard Barnhart to close the public hearing and seconded by Ryan Edwards. Motion carried 5-0.

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

A motion was moved by Vice Chairman Richard Barnhart to approve the June meeting Minutes, Seconded by Ryan Edwards. The motion carried 5-0.

W.W Kocher / Davidson's General Store:

William Kocher & Mariam Lusker appeared as representatives of the Davidson's General store for the final review of the special use permit for the Davidson's General store.

The board only had one (1) question in regard to the specs of the lighting The board reviewed of most updated Site Plan map which displays the information regarding dimensions, location and compliance to laws. All fees were paid for the special use permit, as of 12/23/2020, 3/22/2021 and escrow collected on 1/6/2021.

A motion was made to approve the special use permit for the Davidson General store with the conditions of the lease with the adjoining property must stay in effect as long as the store is in operation. The motion was made by Robert Eckert and seconded by Richard Barnhart; Motion carried 5-0.

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

Ben Chamis presented maps of the 2-lot subdivision for a lot located between 9 Creamery Rd 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. The Planning board had requested that on the site plan map to show a building lot (envelope) to meet the zoning setbacks. As per the request of the board, the property engineer was able to show on the maps presented the envelopes and setbacks and was acknowledged by Town engineer Patrick Hines of MHE engineering. The shared driveway does not require an easement for the smaller lot of .45 acres but will need to be adjusted with a .6 F-line, to be shown on the site plan map. The parcel on which the garage is located will be retained by Zola Holding LLC, but the issue of an encroachment of twelve (12) ft with the adjacent property could become problematic in the future.

The planning board proceeded with the Zola Holding subdivision, SEQRA form parts II & III were filled out and found to have a small or little to no negative impact on the environment.

Mr. Ben Chamis is required to notify all properties within 500 ft of the property and provide proof of mailing before the public hearing date.

A motion was made to move forward with the Zola Holding Subdivision and a public hearing date is set for Aug 4th, 2021, at 7:00pm. The motion was made by Richard Barnhart and seconded by Ryan Edwards; Motion carried 5-0.

Updates / Correspondents:

- SBA Tower Covered bridge / Emery tower was approved for renewal of a two (2) year period back in the November 2020 meeting as noted in the minutes. Approval for renewal of the special use permit for a time period of two (2) years will be submitted to the Code enforcement office and updates will be submitted to Cuddy & Feder.
- SBA Tower Morriston / Gaging Station tower is awaiting renewal for the special use permit. Due to long term maintenance issues of the grounds the tower will only be renewed for a one (1) year period for the special use permit. Board member Robert Eckert made a motion to approve the renewal of the special use permit for a one (1) year period. the motion was seconded by Vice chairman Richard Barnhart.

Adjournment

A motion to adjourn the meeting was made Robert Eckert and seconded by Richard Barnhart, motioned carried 5-0.

