

Town of Rockland

Planning Board

Regular & Zoom Meeting

October 6th, 2021

Members present: Chairman Thomas Ellison, Vice Chairman Richard Barnhart, Ryan Edwards, and Robert Eckert

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

At 7:03 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 September meeting minutes, the motion was moved by Vice Chairman Richard Barnhart, Seconded by Ryan Edwards. The motion carried 4-0.

Bww Brewer 's INC. – Subdivision

The applicants of Bww Brewer's Inc subdivision did not appear for the meeting. They were given a fifteen (15) minute grace period to show. During the fifteen (15) minutes grace period the MHE technical review comments were reviewed by the board. Four (4) major points were made:

- (1) Access to the proposed lot from public street should be identified. It appears from the sketch that a right-of-way to the lot proposed. Access via right of way requires a NYS Town Law 280A Open Development Wavier from the Tow Board of Appeals. Lots created must have access to a public street or a road shown on a subdivision plat or receive a NYS 280A Exemption.
- (2) Provisions for water & sewer should be shown on future plans.
- (3) The house location should be shown on the future plan.
- (4) A map prepared by a licensed land surveyor should be submitted in support of the subdivision.

Town Of Rockland

Planning Board meeting

October 6th 2021

Page 2

Correspondence

- Letter received from Chairman Thomas Ellison; he will be resigning from the Planning Board as of January 1st, 2022
- Reminder to all Planning board members to continue with Continuing education courses, a requirement of 4 credit hours per calendar year is required.
- An article from The Associations of Towns was distributed via email to Planning board & ZBA members from Town Supervisor Robert Eggleton. The article spoke about potential removal with cause from planning board and ZBA. Rob mentioned that the Town Board is considering business owners within the Town but do not have a local home address becoming Planning Board or ZBA members.
- Zola Holdings LLC (Ben Chamis) Subdivision was given final approval after revised maps were presented to Chairman Thomas Ellison outside of a Planning board meeting, approval was given by the Planning board members at the September Meeting.
- Discussion between the Code enforcement officer Glen Gabbard, Planning board members and MHE engineer Patrick Hines to re-evaluate the amount requested from applicants in escrow accounts and review of engineering invoices submitted by MHE.

Adjournment

A motion to adjourn the meeting was made at 7:15pm by Chairman Thomas Ellison, the motion was moved by Robert Eckert and seconded by Ryan Edwards, motioned carried 4-0.