

Town of Rockland

Planning Board

Regular & Zoom Meeting

February 2nd, 2022

Members present: Chairman Jennifer Grossman, Vice Chairman Richard Barnhart, Ryan Edwards, and Joseph Lambe

Also present, Town Supervisor Rob Eggleton, Code enforcement Official Glen Gabbard and Board Secretary Kaitlen Madison.

At 7:00 pm, Chairman Grossman opened the Planning board meeting with the Pledge of the Allegiance to the flag.

Chairman Jennifer Grossman made a motion to approve the January meeting minutes with an amendment:

- At the time of Engineering review of the Subdivision, discussion of the 280A wavier from the Town Board or ZBA was recommended. *After discussion with the Town Supervisor Rob Eggleton and Town Attorney Ken Klien for classification referred to the Cox Rd. subdivision: Parcels two (2) miles off the road / not attached to the subdivision with a right of way.*
- To be corrected – discussion was held between Vice Chairman Richard Barnhart & Jim Severing

, the motion was moved by Vice Chairman Richard Barnhart, Seconded by Joseph Lambe. The motion carried 4-0.

BWW Upward Brewery: Subdivision

Jim Severing presented updated the final draft site plan maps to the planning board, showing:

Total Acreage: 120.48 Acres – Lot 1: 119.81 acres & Lot 2: 0.52 acres

- Terms of the Map graphic scales & small details were added to the Site plan.
- The Department of Conservation and the Sullivan County division of Planning and The Sullivan County Division of Planning & Environmental Management Heather Jacksy sent correspondence via email regarding to the Towns 2019 agreement & Resolution to 239 County review of two (2) lot Subdivisions and the County declined to comment on the project moving forward.
- A motion was made by Chairman Jen Grossman that the two (2) standards of notices that at least one (1) Newspaper publication and the letters to neighbors within five hundred (500) feet will be BWW Brewers Inc subdivision will be their responsibility.

Town of Rockland

Planning Board meeting

February 2nd, 2022

Page2

At least 10 days prior to the March 2nd meeting. Motion was Seconded by Vice Chair Richard Barnhart. The motion carried 4-0.

A rescheduled public hearing will be set for:

March 2nd, 2022, at 7:00pm – notice will be posted in the Sullivan County Democrat by the applicant BWW Brewery.

BWW Brewery will also need to notify neighbors within 500 ft of the property via registered mail of the public hearing and submitted all proof of mailing to the Town of Rockland as proof of notice 10 days prior to the March 2nd, 2022, meeting.

Final approval will be held until after the public hearing is closed after fifteen (15) days from the public hearing date.,

266 Back Shandelee SBL: Lot Line improvement

Bruce Fulton presented a Lot Line Improvement site plan for 266 Back Shandelee Rd. SBL 44.-1-19.2 /SBL 44.-1-22.1 are currently Lot A- 19.2 acres & Lot B- 22.1 acres.

The Lot lines would adjust to on a small portion of Lot I into Lot II

The currently owners / families would like to build on the properties.

Tom Ward is the hired engineer, he has had difficulty performing the PERC test due to the High tension transmission wires that run through the properties. The two tax parcels would then have 2 separate septic systems, based on the culvert pipe that runs through the lots. The lots will be kept as large tracts due to the enjoyment of the forested areas.

One of the owners requires five hundred feet (500ft) of roadway for Lot B.

No issues with driveways / sight distance.

No issues with impact to the Brook.

Copies of the application & \$100 fee collected

Town of Rockland

Planning Board meeting

February 2nd, 2022

Page3

Albarino Subdivision: 3 lot Subdivision: 176 Back Shandelee Rd. SBL:

The Albarino family lot of 31.1 acres will be subdivide into three (3) lots consisting of

Lot B1: 4.9 acres, Lot B2: 19.2, Lot B3: 7.0 acres

Lot B2 has an encroachment of the private road, Schleiermacher Rd.

Two (2) acres are in the Rural Conservation Zoning Area requiring a County 239 review to be submitted to Sullivan County division of Planning

Engineering PERC Tests must be completed for be buildable lots.

A reputed sewer system is on Lot B2

SEQR form part 1 submitted

- Motion made to declare Lead agency for the Albarino Subdivision by Vice Chairman Richard Barnhart, 2nd by Ryan Edwards. Motions carried 4-0

Public hearing will be held at 7:15pm at Town Hall

Bruce Fulton & Fulton Land surveying will submit two (2) standards of notices that at least one (1) Newspaper publication and the letters to neighbors within five hundred (500) feet of the subdivision will be their responsibility. At least 10 days prior to the March 2nd meeting

Board Discussion: Public hearing notice requirements

3 main legal notice:

- Printed legal notice in local newspapers
- Letters of a standard format sent to neighbors – with proof of mailing
- Signage on property – depended on municipal code / further discussion

The applicant and all future applicants will be given a printout on public hearing notice instructions, date, time & subject of the public hearing, access to the Sullivan County GIS website & Tax Look up, Sullivan County contact for assistance Chris Knapp.

Applicant submission timelines: for consistency purposes

All applicant submissions including documents, fees, site plan maps must be submitted ten (10) calendar days prior to the meeting of intended review. This allows Board members to a reasonable amount of time to review all documents.

Town of Rockland

Planning Board meeting

February 2nd, 2022

Page4

Further discussion on whether posted signage on the property of a public hearing due to a subdivision municipal code

Correspondence

Chairman Jen Grossman is looking into Agriculture grants for the Town of Rockland

Town Supervisor Rob Eggleton will introduce new Planning board member Molly Stahl who has a background environmental conservation.

Adjournment

A motion to adjourn the meeting was made at 7:53pm by Vice Chairman Richard Barnhart, the motion was moved by Ryan Edwards and seconded by Joseph Lambe, motioned carried 4-0.