

Town of Rockland

Planning Board

Regular & Zoom Meeting

March 2nd, 2022

Members present: Chairman Jennifer Grossman, Vice Chairman Richard Barnhart, Ryan Edwards, Robert Eckert, Joseph Lambe and Molly Stahl

Also present, 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 February meeting minutes , the motion was moved by Vice Chairman Richard Barnhart, Seconded by Joseph Lambe. The motion carried 6-0.

266 Back Shandelee SBL:44.-1-19.2/44.-1-22.1 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. To be come Lot A 24.61 and Lot B 24.62.

The Lot lines would adjust to on a small portion of Lot A into Lot B

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

Tom Ward P.E of Ward Engineering is the hired engineer, he performed the PERC test & Deep pit test which was reviewed by the Members.

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.

Vice Chairman Richard Barnhart made a motion to accept the lot line improvement. The motion was moved by Ryan Edwards , the motioned carried 6-0.

The Town of Rockland Planning Board closed the meeting at 7:15pm

Town Of Rockland

Planning Board meeting

March 2nd, 2022

Page 2

Public Hearing- opened at 7:16pm

Albarino Subdivision: 3 lot Subdivision: 266 Back Shandeele Rd. SBL: 44.-1-11.6

The public hearing was held open until 7:21 with no one speaking from the public for or against the subdivision .

Vice Chairman Richard Barnhart made a motion to close the public hearing at 7:21pm , the motion was moved by Robert Eckert , the motion carried 6-0 .

Albarino Subdivision: 3 lot Subdivision: 266 Back Shandeele Rd. SBL: 44.-1-11.6

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.

Notice of Intent – Lead agency declaration submitted to Sullivan County division of planning & NYSDEC

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 were completed by Tom Ward P.E of Ward Engineering.

Bruce Fulton & Fulton Land surveying submitted two (2) standards of notices one (1) Democrat and the certified letters to neighbors within five hundred (500) feet of the subdivision on February 18th 2022.

Correspondence

Reminder for continuing education credits for 2022

Adjournment

A motion to adjourn the meeting was made at 7:32pm by Vice Chairman Richard Barnhart, the motion was moved by Ryan Edwards and seconded by Joseph Lambe, motioned carried 6-0.