

Town of Rockland

Planning Board

Regular & Zoom Meeting

April 6th, 2022

Members present: Chairman Jennifer Grossman, Ryan Edwards, Robert Eckert, Molly Stahl and John Velebar.

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 March meeting minutes, the motion was moved by Ryan Edwards, Seconded by Robert Eckert. The motion carried 5-0.

The Town of Rockland Planning Board closed the meeting at 7:03pm

Public Hearing: BWW Brewers inc. – 171 Main St. / Upward subdivision

The BWW Brewers Inc Public hearing was opened at 7:05pm

James Severing presented The Upward Subdivision site plan for review by the public.

The subdivision would consist of one .5-acre lot and the main parcel of 120 acres. The subdivision is required due to the Town of Rockland Municipal Code dictating one parcel may have only have to 2 uses principal & special use per lot.

The purpose of the lot would be to place a 320 sqft shipping container house to be used for hospitality purposes.

David Walton submitted two (2) standards of notices one (1) Democrat newspaper and the proof of mailing by certified letters to neighbors within five hundred (500) feet of the subdivision on March 9th, 2022.

Members of the public including: Wendy Zayas, Carl Davis, Rick Davis, and Carl Orff voiced concerned in regards to the water issues , drainage , the feeder springs , the spring house , and access issues .

A request by surrounding neighbors, is to be notified in writing of any work to be done on the spring which would cause any type of interruption. All names, address and phone numbers were collected for notification purposes and will be given to the Applicant.

A meeting with members of the public who voiced concerns over spring & drainage issues will be held in two (2) weeks with the applicant to discuss possible resolutions to the concerns that were voiced.

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The public hearing will remain open until April 20th, 2022, for submissions in writing.

Jennifer Grossman made a motion to informally close the public hearing at 7:35 pm.

The Town of Rockland Planning meeting reopened at 7:35pm.

Dogzilla & CatCong LLC / Nigel Cronk: 286 Elm Hollow RD / SBL:14.-1-9 – Special Use Permit

Nigel Cronk of Dogzilla & CatCong LLC presented his conceptual business plan of expanding his already existing business of dog walking, overnight care for cats & dogs in the owners' homes. Mr. Cronk would like to run a modest homestyle doggy daycare and overnight kennel out of his home located on Elm Hollow Road. The home-based business would have an enclosed fenced in play area measuring 35ft X 60ft X 6-7ft in height. The home would not use kennels but will be codified as a kennel for the purpose of the use within the Town Municipal zoning of special uses in the Rural Conservation district.

Reviewing of the handmade property map, the Board is requesting a formal surveyor's site plan map to be submitted by the next meeting.

Request of dimensions of the materials & dimensions of the doggy enclosure with a vegetative screen to protect against noise on the neighboring side. The Town of Rockland had a noise ordinance in place and if outside noise such an excessive dog barking could become an issue to surrounding dwellings.

Requirements for next meeting: Formal site plan, Surveyors map by April 22nd by 4pm to proceed on with Public hearing set for May 4th at 7:30pm in accordance with proper notification of publication in a local newspaper ten (10) days prior to the meeting and notification to surrounding neighbors of 500ft of property lines with proof of mailing.

DeRosa Hotel / Courtyard SBL: 22.-2-5– Special use Permit

Anthony DeRosa returned to the Planning board with the Special use permit application of the DeRosa / Courtyard Hotel, which was submitted back in October of 2019 and placed on hold during the Covid-19 Pandemic of 2020 & 2021. The project will resume review in front of the Town Planning board with updated site plan maps. Review of the ZBA area variance was reviewed and previous site plan maps. Notice of Intent was submitted to the County and DEC in 2019.

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Requirements for next meeting: Formal updated site plan and SEQR part I, by April 22nd by 4pm to proceed on with Public hearing set for May 4th at 7:15pm in accordance with proper notification of publication in a local newspaper ten (10) days prior to the meeting and notification to surrounding neighbors of 500ft of property lines with proof of mailing.

Albarino Subdivision: 3 lot Subdivision: 266 Back Shandeleer 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.

Perc Test & Pit Test completed by Tom Ward P.E

Notice of Intent – Lead agency declaration submitted to Sullivan County division of planning & NYSDEC -no comment was returned

Two (2) acres are in the Rural Conservation Zoning Area requiring a County 239 review to be submitted to Sullivan County division of Planning – no comment was returned

SEQR part II & III read aloud and completed.

Chairman Jennifer Grossman made amotion to declare a negative impact. The motion was moved by John Velebar and seconded by Ryan Edwards. The Motion carried 5-0.

Chairman Jennifer Grossman made a motion to give final approval on the Albarino 3 lot subdivision, the motion was moved by Robert Eckert and seconded by John Velebar. The motion carried 5-0.

Updates:

- Discussion- Planning Board members review of project materials before monthly meeting
- • Discussion -Individual member folders with project materials
- • Discussion -Member works session prior to Planning board meetings – 6:30 / 7:00
- • 10 calendar deadline – if 10 day falls on weekend must submit the Friday before 4pm
- • Review of escrow accounts for current projects will be disrupted to members at the May meeting.

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Correspondence

- Letter from NYSDOT regarding Route 17 over DeBruce Road & Willowemoc Creek Scour project which will address the repairs to piers, abutments and stream bank erosion on the bridge that carries Route 17. A project map is enclosed for reference. During the construction season the parking area for fishing access will be closed temporarily.

Adjournment

A motion to adjourn the meeting was made at 8:45pm by Chairman Jennifer Grossman, the motion was moved by Robert Eckert and seconded by Molly Stahl, motioned carried 5-0.