

**Town of Rockland**

Planning Board

Regular & Zoom Meeting

June 1st, 2022

Members present: Chairman Jennifer Grossman, Ryan Edwards, Richard Barnhart, Molly Stahl and John Velebar.

Also present, Town Engineer Patrick Hines of MHE engineering 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.

The Town of Rockland Planning Board closed the meeting at 7:01pm

**Public Hearing: Susan Post – Subdivision SBL: 26.-1-5**

No members of the public had any comment either in person or on Zoom.

A motion to close the public hearing was made by Chairman Jennifer Grossman and moved by Richard Barnhart. The motioned moved 5-0.

The Town of Rockland Planning Board meeting was re-opened the at 7:05pm

Chairman Jennifer Grossman made a motion to approve the May meeting minutes, the motion was moved by Vice Chairman Richard Barnhart, Seconded by Molly Stahl. The motion carried 5-0.

**Susan Post – Subdivision SBL: 26.-1-5**

Jim Severing presents a two (2) lot subdivision for a parcel owned by Susan Post.

Total acreage for the two lots is 9.20, Lot A would become 8.37 acres and Lot B would be 0.83 acres.

The property is located in the General business zoning district, which has no minimum lot requirements.

The property has two wells and 2 septic systems. 50ft right of way to driveway access.

Planning board member Ryan Edwards recused himself for the review of the of the subdivision.

All Requirements for the meeting were met: Formal updated site plan and documentation of proof of publication were submitted to proceed on with public hearing set for June 1st at 7:00pm 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.

A notification of intent to declare lead agency was submitted to the NYSDEC.

A motion to make a final approval for the Susan Post subdivision was made by Vice chairman Richard Barnhart and seconded by John Velebar. The motion carried 5-0

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**SBA Tower: 107 Gulf Rd. / Yorktown Rd. (Dickman) – Special use permit renewal**

Maximillian Mahalek of Cudy and Feder LLP presented a request for a five (5) year renewal of the special use permit for a Mobile cellular tower located on Yorktown Rd. in Roscoe NY. The Permit expires on June 8<sup>th</sup>, 2022. Maintenance and upkeep of the tower location was documented. A motion to renew the Special use permit for SBA Tower on Yorktown Rd was made by Vice Chairman Richard Barnhart and moved by Ryan Edwards. the Motion carried 5-0.

**SBA Tower: 27 Service Rd. / Gaging Station (Morrison) – Special use permit renewal**

Maximillian Mahalek of Cudy and Feder LLP presented a request for a two (2) year renewal of the special use permit for a Mobile cellular tower located on Service Rd. in Livingston Manor NY. The Permit expires in August 2022. Maintenance and upkeep of the tower location were questioned due to a history of a lack of maintenance and upkeep. Further review is needed, and comment is required from the Town's Code Enforcement before a motion can be made at this time. A request to table this approval until next meeting was made by Chairman Jennifer Grossman.

**Broadacres Farms / SBL: 45.-1-1.1**

Broadacres Farms returned with updated site plan maps, and SWPPP (Storm Water Pollution Prevention Plan) a revised Full EAF form.

Patrick Hines of MHE engineering reviewed the technical comments as follows:

1. At the previous Planning Board meeting the applicants were requested to provide revisions to the EAF submitted. This office has not received an EAF based on the requested revisions. The lot count from 13-9 for single family lot and campsite count from 34 to 40 has also changed and should be reflected in a revised EAF.
  - 1.1.1.A revised EAF was submitted at the time of the meeting.
2. Planning Board comment previously requested traffic counts during peak camping use time I.E. Memorial Day, Labor Day time period.
  - 1.1.2.An unofficial study was submitted with mobile phone data called aggregate mobile phone data, Placer AI.
3. Planning Board requested a visual analysis for the project in order to evaluate potential impacts of the project based on elevations within the project site.
  - 1.1.3.A 3D map created on ACRGIS, was presented showing the prospective project site with the campsites, cabins, forest, farms ,and wetland areas.
  - 1.1.4.Balloon test requested
  - 1.1.5.Request a traffic study of an area similar to the Broadacres project

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4. This office recently received the revised SWPPP. This document is under review and will be subject to a separate technical review comment.

5. The applicants have identified that petitions for sewer extension were submitted to the Town Board. These documents should be submitted to the Planning Board to complete their record.

6. The applicant's representatives have identified that they will defer NYSDEC and Health Department approvals upon site plan approval. These permitting agencies have extensive review time frames. It is recommended the applicants submit these applications at preliminary approval, earlier in the process. It is noted that this project is also a subdivision as well as a site plan/special use under the Town Code.

7. The status of the Planning Board's lead agency determination should be addressed

ii.) Notice of Lead agency will be discussed at the July meeting

iii.) Type 1 action

8. Comments from the Jurisdictional Emergency Services have been requested by the applicant. Response from the services should be evaluated upon receipt.

a) More than 15% grade on most roads

9. The jurisdictional determination for wetlands continues to be outstanding. A jurisdictional determination from the Army Corps of Engineers is required.

10. This office continues to request a report prepared by Hydrogeologist be provided regarding the ability of the site to produce the necessary potable water for both quantity and quality.

1.1. Dept of Health / SEQR review requirements

1.2. Question of nearby aquifers & wells effect on water supply

11. In response to our previous comments the applicant's representatives have identified that he applicant's Attorney will provide the HOA framework draft and discuss with the Town regarding Storm Water Management and Sanitary Sewer Facilities. This comment remains outstanding.

1.1. HOA Framework – review by Town Attorney

12. The residential Lots now appear to have several common driveways proposed. These must be addressed with appropriate easements and maintenance agreements.

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13. Sheet C201 in the vicinity of camping Lot #3 has some extraneous lettering and leaders.
14. Show site distance at access drive from Creamery Road to proposed Regenerative Way.
15. The roadway cross section provided identifies an 18-foot-wide travel width. Fire access roads must be 20 foot minimum.
16. The applicant's representative requested to address the use of roadside swales in areas with steep grades. Velocities will be excessive in swales along the roadways in excess of 8%.
17. Sizing for all culverts should be depicted on the plans. Inverts for all culverts should be identified.
18. A sanitary sewer manhole is depicted within the "storm water feature" to the north of the care takers house.
19. The subdivision Plat Sheet C100 should contain meets and bounds for all proposed Lot lines.
20. Additional information for grading for the "engineered wetland" should be depicted on the plans. Slopes along this area are relatively steep. Grading plan for this area should be provided.
21. Building setback lines in accordance with zoning should be depicted on Lot 11 and Lot 12.
22. Detail for the "control gate" should be added to the plans.
23. The greenhouse is labeled as 3,000 square feet on Sheet C203 and 2,000 square feet on Sheet C100.
24. Notes should be added to the plans for compliance with Section 185-30.7B5 seasonal operations a private campground may operate only from April 1st through November 30th.
25. Landscaping plans in accordance with Section 185-19 should be provided. 26. The narrative response #19 identifies the restaurant within the Inn to be 1,000 square feet while the plans identify it as 1,100 square feet.

**Updates:**

- Discussion- Planning Board members are encouraged to visit project sites
- • Discussion – Zoning review meeting Tuesday 14<sup>th</sup> at 6:30
- • Review of escrow accounts for current projects will be disrupted to members at the July meeting.

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**Correspondence**

- Laberge Group- Solar Farm Planning Board review – letter
- Jacobwitz & Gubits LLP – Camp Na’aleh notification

**Adjournment**

A motion to adjourn the meeting was made at 8:45pm by Chairman Jennifer Grossman, the motion was moved by Vice Chairman Richard Barnhart and seconded by John Velebar, motioned carried 5-0.