

Town of Rockland

Planning Board

Regular & Zoom Meeting

August 3rd, 2022

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

Also present, Code Enforcement Officer 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 June meeting minutes, the motion was moved by Vice Chairman Richard Barnhart, seconded by John Veleber, the motion carried 4-0.

Broadacres Farms – Special Use permit

1. Applicants have submitted extensive revised information for the subject project. Project has been revised to address a 15 Lot subdivision and site plans for 9 single-family residences, 42 campground sites, a guesthouse, a restaurant and accessory agricultural uses.
2. The applicants have made representations that a petition for extension of the Sewer District have been submitted to the Town of Rockland, Town Board. An 11 November 2020 letter has been submitted however, no official petition for sewer District extension appears to have been prepared. It is noted that the Hydraulic loading for the sewer design differs from the current EAF, and the letter submitted to the Town Board.
3. The project has been modified to utilize on-site wells. Original applications identified an extension of the Town's Water District. This office previously requested information pertaining to the site hydrology and requested a report from the hydrogeologist regarding the proposed wells. The applicant's response has been that test wells have been scheduled and results will be included in the hydrogeologist's report.
4. Road widths have been modified to include a 20-foot-wide pavement section based in 2019 traffic study / Covid impact June 2020
 - 1.1.1. Insufficient sight distance – 30mph
 - 1.1.2. Hoag Rd. & High Street – right of way?
 - 1.1.3. Right of way will require widening of road.

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5. The updated Traffic Report dated 23 March 2022 identifies DOT traffic counts taken during 2019. Impacts on the traffic counts related to the Covid – 19 quarantines should be addressed in the Traffic Study. The Covid related restrictions may have significantly reduced travel along the roads within the study area. In addition, traffic counts were proposed on 14 single-family residences, 31 campsites, a 20 room Inn and guesthouse on a 4,500 square foot restaurant. This mix has changes based on the current plans.

6. The Traffic Study identifies insufficient site distance at the proposed site access drive. This site distance is identified at the posted speed limit. It is unclear if the average speed along that roadway way is in excess of the posted speed, which would result in a modification to the required site distance. The 95-percentile speed should be utilized in the site distance analysis.

7. Traffic Study identifies that Hoag Road and Hoag Street have substandard roadway width which do not meet the NYSDOT minimum recommended design standards. “These roadways should be widened to provide a recommended 18-foot design width.” This information has not been addressed on recently submitted plans.

8. The Traffic Study did not provide actual traffic counts at the proposed road intersection. It appears that the traffic Study is based solely on the NYSDOT Traffic Data View Website. The Planning Board has requested actual traffic counts for peak season use other than the NYSDOT traffic data from 2019 (Covid impacted) and site visits in December 2020 and March 2022.

9. The applicants have provided response comments to our previous SWPPP review as well as an updated SWPPP dated 22 July 2022. These documents are under review by this office. The site plans have been updated to provide design information for the Stormwater Management Practices which are being reviewed in coordination with the SWPPP recently submitted.

10. The NOI submitted with the SWPPP identifies 37.2 acres of land disturbance with a total of 6 acres of impervious surfaces to remain upon completion of construction.

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11. The applicants have submitted a revised full environmental assessment form based on conversations with the Planning Board and modifications to project scope. The EAF identifies that State Agency applications were submitted in March of 2022. If these applications have been submitted, they should be provided to the Planning Board for the record.

1. No documents from any State agencies have been submitted at this time

12. EAF Section C.2b identifies the project as being in the NYS Major Basin: Upper Delaware. The applicants are requested to provide additional information regarding any requirements due to the project being located in the Upper Delaware Basin.

13. The EAF identifies the project as being a multi-phase project including 3 phases over a 2 and a half year time frame. The Planning Board should request phasing plans during technical review of the project to identify construction activities within each phase.

14. EAF Section D1h IV identifies a 3.15-million-gallon impoundment proposed with a 14-foot-high dam height. An NYSDEC Dam Permit may be required for this structure. If the Dam Permit is required, this should be added to the permits and approvals section of the EAF.

15. D-2b I identified disturbance to Federal jurisdictional wetland areas. The applicant's previous response identifies that a submission has been made to the U.S Army Corp of Engineers for jurisdictional wetland determination and possible permitting. The Planning Board should be updated as to the status of the ACOE review.

16. Calculations supporting the 14,750 gallon per day water use and sewage discharge should be provided.

17. A capacity analysis for the Livingston Manner Wastewater Treatment Plant should be provided identifying adequate capacity to receive the proposed flow.

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18. A Balloon Testing was prepared at the request of the Planning Board. The results of the Balloon Testing should be discussed with the Planning Board. Adequacy of the Balloon Test should be determined.

2. No documents had been reviewed by the Planning board at this time.

19. The applicant's representatives are requested to evaluate the draft Hydrogeologic Report with regards to well locations depicted on the site plans reverses locations for potential test well drilling.

3. Test drilling & Test wells will be considered for review of impact on neighboring properties wells.

20. The EAF identifies bedrock at 3 feet. Multiple cuts are depicted in excess of 3 feet. Will blasting occur on the site in order to construct the improvements?

The Planning Board declared this special use project a Type 1 actions, and made a motion

❖ Declaring Lead agency, the following: Lead agency – Motion made by John Veleber, seconded by Vice Chairman Richard Barnhart, motion carried 4-0.

List of involved agencies:

Town of Rockland Planning Board

PO Box 964/ 95 Main Street

Livingston Manor, New York 12758

Town of Rockland Highway Department

PO Box 964

169 Beaverkill Road

Livingston Manor, New York 12758

ATTN: Roger Decker, Highway Superintendent

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- Town of Rockland Water & Sewer Department

PO Box 303

Covered Bridge Road

Livingston Manor, NY 12758

ATTN: Christopher Bury, Superintendent

- NY District US Army Corps of Engineers Regulatory Branch

26 Federal Plaza Room 16-406

New York, NY 10278-0090

ATTN: Brian Orzel, Project Manager

- Sullivan County Planning & Community Development

County Government Center

100 North Street

PO Box 5012

Monticello, NY 12701

ATTN: Freda Eisenberg, Commissioner

- NYS Department of Environmental Conservation

21 S. Putt Corners Road

New Paltz, NY 12561

Attn: Environmental Permits/SEQRA Unit

- NYS Office of Parks, Recreation and Historic Preservation

Peebles Island Resource Center

PO Box 189

Waterford, NY 12188-0189

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- Livingston Manor Fire Department

43 Main Street

PO Box 867

Livingston Manor, NY 12758

ATTN: Chief Chris Tueweit

- Livingston Manor Volunteer Ambulance Corp.

98 Main Street

Livingston Manor, NY 12758

TWC Automotives / Kevin Coylie – Minor Lot improvement SBL: 45.-1-44 &51.1

Bruce Fulton presents a Lot line improvement for a parcel owned by Kevin Coylie of KC Airport & Corey Gabiels of TWC Automotives.

Planning board Chairman Jennifer Grossman recused herself for the review of the of the minor lot improvement.

Vice Chairman Richard Barnhart disclosed that he is a general contractor and has done several projects that both sites.

Lot B / Parcel 2(45.-1-51.1) is 48+/- acres, Lot A/ Parcel 1 would be 0.61 acres to be improve Parcel/ Lot SBL: 45.-1-44, creating a total acre of 1.25 acres.

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

Both parcels are served by Municipal water & sewer, subject to utility easements and highway use dedication of record. There are no encroachments on the lot lines.

A motion to make a final approval for the TWC Automotives Lot improvement was made by Vice chairman Richard Barnhart and seconded by John Veleber. The motion carried 4-0

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Matt Lohry-145 White Roe Lake Rd /SBL 26.-1-3.20 -Subdivision

Mr. Matt Lohry presented a subdivision located on White Roe Lake Rd. in Livingston Manor N.Y.

The parcel 1 would remain a total of 13.37 acres, the new parcel / #2 would be 2.23acres, where an existing single-family dwelling sits.

Planning board request updates to the site plan map as follows:

Perc test to be done on Parcel 1 – confirmation as to a buildable lot.

Locations of well feed springs, and septic on parcel #2

A well located on Parcel 1 feeds a neighboring parcel, deeds / easements need to be provided as proof with updated site maps.

Location of access to Parcel 1

GML 239 is not required at this time due to project being a minor 2 lot subdivision.

Further review of the updated maps is required the before a public hearing date can be set.

Updates &Correspondence:

None at this time

Adjournment

A motion to adjourn the meeting was made at 8:00pm by Chairman Jennifer Grossman, the motion was moved by John Veleber and seconded by Molly Stahl, motioned carried 4-0.