

Town of Rockland

Planning Board

Regular & Zoom Meeting

July 6th, 2022

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

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 Joseph Lambe, the motion carried 6-0.

Catskill Brewery – Special Use permit

Mr. Duke Wisner & Tom Ward P.E were present for the review of Patrick Hine’s technical review comments read aloud by Chairman Jen Grossman as presented :

This office has received schematic Concept Plans for a proposed additional building located off of County Road #178. These comments pertain to the schematic plan. Additional comments will be provided once detailed Design Plans are available.

1. A Bulk Table depicting zoning compliance should be received.
2. It is unclear if a lot consolidation with the existing Catskill Brewery lot is proposed.
3. The plans should contain a location map along with identifying the appropriate zoning district for the parcel.
4. Finished floor elevations of the proposed building should be depicted.
5. Demolition permits from the Code Enforcement Department/Building Department must be received prior to removing any structures on the site.
6. Plan sheets should incorporate any of the off-street parking identified.
7. Crossing of the county roadway should be coordinated with the appropriate county agencies.
8. Water and sewer plans and reports should be submitted for review.
9. Stormwater management, grading, utility, landscaping and site development details must be provided for future submissions.
10. Legal covenants should be provided to Town Attorney for creating a permanent nexus between the off-site parking and the proposed new structure
11. The proposed use is identified as light manufacturing and tavern. These are special uses in the GD Zoning District.
12. A Full EAF should be provided for the Board’s use.
13. A minimum side yard of five feet is required. The proposed structure appears to be very close to the side yard setback. This should be confirmed.

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14. The Long Form EAF should be submitted identifying all proposed improvements including the off-site parking proposed.

15. Building is required to be sprinklered. Water service must account for sprinkler system. Design flow and pressure required for the sprinkler system should be submitted for review.

16. Future plans should identify the height of the proposed concrete block retaining wall. These should be depicted on the Grading Plan and in detail.

17. Information pertaining to culvert crossing County roadway to be replaced should be provided.

18. Further review will be undertaken upon receipt of completed application, detailed design plans, EAF and Engineering Report.

Bullween/ Zdzieszek/ Baczewski – Lot Line improvement SBL: 43.-1-4.2 & 4.3

Rob Eggleton presents a Lot line improvement for a parcel owned by Piotr Zdzieszek & Janusz Backewski.

Three (3) homes share a Right of Way to access to the lots , Lot A would not be used to build on at this time . Three (3) lots would adjust lines – Lot A 28 acres would move 3.2 acres to a total of 10 acres on Lot B and Lot C would move 3.4 acres to Lot B .

No Public hearing or SEQR is required for this Type II action .

A motion to approve the lot line improvement was made by Vice Chairman Richard Barnhart and seconded by Ryan Edwards. The motion carried 6-0 .

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 cellular tower located on 27 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.

After a site inspection & review from the Town’s Code Enforcement Official Glenn Gabbard , a five (5) year renewal with conditions was advised . Planning board members took this into consideration upon making a motion to renew the Special Use Permit .

A motion to renew the Special use permit with conditions of yearly maintenance and road up keep for SBA Tower located on 27 Service Rd. in Livingston Manor was made by John Velebar and moved by Joseph Lambe. The Motion carried 6-0.

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

No persons were present for representation. The subdivision was tabled until August Planning board meeting.

Updates:

- • Discussion – Continuing Education – 4 credits a year
- Zoning review meeting Tuesday July 12th at 6:30
- • Review of escrow accounts for current projects

Correspondence

- Campanelli & Associates , P.C – Local Zoning Ordinance – 5G Wireless Facilities

Adjournment

A motion to adjourn the meeting was made at 7:35pm by Chairman Jennifer Grossman, the motion was moved by Ryan Edwards and seconded by Molly Stahl , motioned carried 6-0.