

## **Town of Rockland**

### Planning Board

#### Regular & Zoom Meeting

November 2nd, 2022

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

Also present, Code Enforcement Officer Glenn Gabbard, and Board Secretary Kaitlen Madison.

At 7:00 pm, Chairman Jennifer Grossman opened the Planning board meeting with the Pledge of the Allegiance to the flag.

Chairman Jennifer Grossman made a motion to approve the August Minutes , The motion was moved by Vice Chairman Richard Barnhart and seconded by Robert Eckert .

Chairman Jennifer Grossman made a motion to approve both the September and October minutes . The motion was moved by Robert Eckert and seconded by Ryan Edwards . The motion carried 7-0.

#### **Public Hearing -Western Sullivan Properties – SBL: 6.-1-1 Subdivision**

Chairman Jennifer Grossman made a motion to close the Planning Board meeting at 7:02pm , and open a Public hearing for Western Sullivan Properties subdivision . The motion was moved by Vice Chairman Richard Barnhart and seconded by Molly Stahl . the motion moved 7-0.

Bruce Fulton of Fulton Surveying presented the 2 lot subdivision located on Brown settlement Rd. on the Rockland Town line , consisting of Lot A – 35.75acres and Lot B 5.04 acres . Both lots are vacant land . Driveway locations have been determined by Engineer Tom Ward and will be referred to the Highway Department for review . PERC & Deep pit test were preformed prior to the November meeting .

The public hearing was left open until the following December 7<sup>th</sup> meeting due to a lack of local news paper publication.

With no comment from the public or on Zoom at that time ,a motion to return to the Planning Board meeting was made by Vice Chairman Richard Barnhart and seconded by John Veleber , the motion moved 7-0.

#### **Sally Abrams – SBL :5.B-1-24.1 Minor Subdivision**

Ms. Sally Abrams presented a two (2) lot minor subdivision consisting of Lot1 31.38 acres & Lot2 & 60.00 acres . Lot 1 has an existing single family dwelling and two (2) agricultural use buildings( barns) . Lot 2 will be left undeveloped vacant land . One comment was made in regards to the existing driveway , as being sufficient for future use of Lot 2 .

A Public hearing will be held on December 7<sup>th</sup> 2022 at 7:00pm. All neighbors within 500ft of the property must be notified and a notice of the public hearing must be published in a local newspaper no later than 10 days prior to the meeting date .

**Matt Lohry -SBL: 26.-1-3.20 Minor Subdivision**

Matt Lohry present via Zoom an updated digital site plans but no physical site plan maps of the two (2) lot subdivision of Lot 1 13.37acres and Lot 2 2.23 acres . Lot 2 has an existing single family dwelling being used as an long term rental with current tenants .

Board member and Town engineer / MHE Patrick Hines comments pertaining to the lack of the septic location on the site plan map for the existing single family dwelling . The pond located on the property needs to be located on the map and measured to ensure it is not being polluted by the septic system leech fields.

The board members had difficulty viewing the maps on the TV display, requested Mr. Lohry bring in updated physical and re-present the subdivision at the December meeting .

**634 Old Rt. 17 LLC / LM Flyfishing Club : SBL:39.-4-3.1/39.-4-3.2 Special Use Permit**

Doug Posey of 634 Old Rt. 17 LLC presented a preliminary site plan and scope of business venture at SBL : 39.-4-3.1/39.-4-3.2 . Currently 634 Old Rt 17 , is a multi use property , with one single family dwelling and 1 multi family dwelling being used a long term rental . The existing Fly Fishing Club will continue with current use , hosting Club events , guided tours and rental of fly fishing gear , etc. Under the new ownership , Mr. Doug Posey and his partner will further hosting capability on the property with party events such as weddings and corporate gatherings. The event hosting will only be a seasonal use starting in May to October , roughly 20 days out of the year . A request for a more detailed site plan and documents of the materials that will be in use should be present at the next meeting.

**Broadacres- SBL: 45.-1-1.1- Special Use permit**

Glenn Smith P.E. represented the Broadacres Farm project. Review of the final SEQR FEAF Part 1, prepared by the applicant, was previously completed by the Town of Rockland Planning Board with its consulting engineer Patrick Hines of MHE Engineering. A draft SEQR FEAF Part 2 was prepared by Mr. Hines and reviewed by the Planning Board as lead agency.

Revisions to the FEAF Part 2 were made at the meeting to the following sections:

- 1. Impacts on land
- 3. Impacts on surface water
- 4. Impacts on ground water
- 5. Impact on flooding
- 9. Impact on Aesthetic resources
- 15. Impact on noise , odor , and light

Concluding its review of FEAF Part 2, the Planning Board found 30 moderate to large potential environmental impacts. To require an EIS for a proposed action, the lead agency must determine that the action may include the potential for at least one significant adverse environmental impact. As such, the Planning Board set forth a Positive Declaration in its Determination of Significance of the FEAF Part 3. On behalf of the Planning Board, Mr. Hines will revise the FEAF Part 2 as discussed, will provide further detail to finalize FEAF Part 3, and will issue a Notice of Intent to Prepare a Draft Environmental Impact Statement and Lead Agency Determination of Significance. A motion to was made to accept revisions to FEAF Part 2, finalize FEAF Part 3 and issue a Positive Declaration by Vice Chairmen Richard Barnhart and seconded by Robert Eckert. The motion moved 7-0.

A draft scope is now due from Broadacres and a public scoping session will be scheduled upon its receipt by the Planning Board at a date to be determined. Prior to that, the Planning Board will schedule a work session on SEQR protocols and timeframes related to the Broadacres Project which will be noticed in a newspaper of local circulation and posted at Town Hall.

### **Correspondence**

Copy of Association of Towns monthly magazine for September/ October

County of Sullivan Real Property Tax service request for combining parcel into one parcel – 30.A-8-25.3 / 30.A-8-25.2

### **Adjournment**

A motion to adjourn the meeting was made at 8:39pm by Chairman Jennifer Grossman, the motion was moved by John Veleber and seconded by Joseph Lambe, motioned carried 7-0.