

Town of Rockland

Planning Board

Regular & Zoom Meeting

October 5th, 2022

Members present: Vice Chairman Richard Barnhart, Robert Eckert, Ryan Edwards, and John Veleber

Also present, Board Secretary Kaitlen Madison.

At 7:00 pm, Vice Chairman Richard Barnhart opened the Planning board meeting with the Pledge of the Allegiance to the flag.

Vice Chairman Richard Barnhart made a motion to table the August & September Minutes until the November meeting for approval.

Sally Abrams – SBL : 5.B-1-24.1 minor subdivision

The Abram subdivision was tabled until the November meeting until a full quorum can be present . Board Member Ryan Edwards must recuse himself due to his affiliation with the real estate business and this property.

Western Sullivan Properties – SBL : 6.-1-4.1 minor subdivision

Bruce Fulton from Fulton Surveying present a two (2) lot subdivision 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 will be preformed within the next two (2) week to meet the November meeting deadline. If deadlines are met , a public hearing will be held on November 2nd at 7pm . Notification of public hearing will be sent out by the applicant to all surround properties within 500ft including the Town of Neversink Planning Board . 239GML will be submit to the county .

Haven For Humanity : SBL Special Use permit – Modification

Haven for Humanity was referred back to the Planning board by Code enforcement Officer Glenn Gabbard for a Special use permit modification based on uses of the property outside the scoop of the current special use permit in September 2022. In 2017 a lot of improvement was approved by the Planning board, but the special use permit was not extended to the lots added. Haven for Humanity submitted an incomplete site plan map with the full scope of the parcels full uses . Planning board members requested a new complete site plan map and to do a site visit within the next month . Contact information was shared to schedule the visit .

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Broadacres Farms : Special Use Permit

Stefan Martinovic and Glenn Smith P.E presented the following updates, technical comments, traffic study and SWPPP review .

Lead agency request was sent out Aug 3rd , mailing date Aug 10th 2022.

30days for commentary from contacted agencies : SHPO , Town of Rockland highway dept . and Roscoe / Rockland EMS service .

A motion was made to declare lead agency for type 1 action was made by Bob Eckert and seconded by John Veleber . Motion moved 4-0

Request was made for physical copies of documents to be submitted along with digital copies .

Following comments from MHE engineer Patrick Hines :

1. Separate comments on the revised SWPPP are attached to this Technical Review Comment.
2. The Planning Board declared its intent for lead agency on 3 August 2022. A Notice of Intent for Lead

Agency was circulated to interested and involved agencies on 19 August 2022. A response from the

NYS Office of Parks, Recreation and Historic Preservation was received finding “no impact to historical properties or archeological resources”. This office has not received any additional responses from interested or involved agencies regarding the Lead Agency circulation.

3. Based on the above it is recommended that the Planning Board declare itself Lead Agency for the

SEQRA review of the project.

4. The Planning Board should evaluate the project regarding potential environmental impacts. The EAF

Part II is the initial document to identify if potential large impacts will result from the project. Planning Board members may wish to evaluate the Part II independently and discuss the Part II document at a future meeting.

5. Status of the application for sewer district extension with the Town Board should be addressed.

- Waiting on Town attorney Ken Klien and Town board for further discussion.

6. The applicants have provided responses to our Traffic Study, noting that traffic counts were performed pre-COVID for both the March 2022 and June 2022 Traffic Studies.
7. The Planning Board awaits a Jurisdictional Determination from the Army Corps of Engineers. All information submitted to agencies regarding the Army Corps of Engineers Jurisdictional Determination should be copied to the Planning Board to complete their SEQRA file.

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8. In response to our previous comment regarding impacts associated with bedrock being identified at 3 feet, the response letter dated 23 September 2022 has stated that two test pits were performed on site. A test pit performed at station 4+00 on proposed Regenerative Drive identifies bedrock at 4 ft. a 14.2+/- ft. cut is proposed at this location. Significantly deeper cuts are proposed between station 1+00 and 400. Cuts in excess of 26 ft. are identified. Impacts associated with rock removal in this area must be addressed.
9. Grading at the entrance road would be undertaken in bedrock based on the 4 ft. depth identified in the single test pit. The applicant's representatives are requested to address the impacts of the extensive rock cuts at the entrance drive.
10. Discharge from the site at the access road should be addressed. Applicants are requested to evaluate a -2% slope from the Town roadway into the site. Drainage is proposed in swales several hundred feet long, discharging to the Town roadway. The applicant's representative are requested to specifically evaluate stormwater runoff at the access drive/Creamery Road intersection.

Correspondence / Comments:

Nina requested to ask questions about the Broadacres SWPPP review . Details about the location of a dam . Glenn Smith P.E , and Patrick Hines gave clarification on the question .

Adjournment

A motion to adjourn the meeting was made at 7:15pm by Vice Chairman Richard Barnhart, the motion was moved by Ryan Edwards and seconded by Robert Eckert, motioned carried 4-0.