

Town of Rockland

Planning Board

Regular & Zoom Meeting

December 7th, 2022

Members present: Chairman Jennifer Grossman, 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 November Minutes, The motion was moved by Ryan Edwards and seconded by Molly Stahl . The motion carried 5-0.

Chairman Jennifer Grossman made a motion to close the regular planning board meeting at 7:02pm and open a public hearings. The motion was moved by John Veleber and seconded by Joseph Lambe. the motion carried 5-0.

Public Hearing – Western Sullivan Properties – SBL :6.-1-4.1 Minor Subdivision

The public hearing was left open from the November 2nd meeting due to a lack of local newspaper publication.

Bruce Fulton of Fulton Surveying presented updated surveyed site plan maps of 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 .

Bruce Fulton & Grant Decker a fellow Surveyor who is currently working on the neighboring property & Subdivision Abrams, SBL :5. B-1-24.1, to work together and with Mr. Gallos to add addition information to the final Plats.

Michael Gallos and his Attorney Steven Mogel submitted information pertaining to the Supreme Court case of 1977 in regards to the Gallos property deed that shall be added to the final plats before approvals are granted .

1. Update the Point A to Point B labeled to meet new bound in accordance with the WSP survey, update legend note.
2. Update missing property marker – 3: Northwest 22in Blaze Maple tree with distance.

Subject to two (2) modifications on the survey map , The planning board granted the approval upon the conditions of showing the two(2) modifications on five(5) copies of a survey map, plus a mylar be submitted prior to the next Planning Board meeting to the Planning Board secretary and have stamped approval by the Chairman Jennifer Grossman .

Public Hearing - Sally Abrams – SBL :5. B-1-24.1 Minor Subdivision

Ms. Sally with the assistants of Bruce Fulton 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.

Michael Gallos and his Attorney Steven Mogel submitted information pertaining to the Supreme Court case of 1977 in regards to the Gallos property deed that shall be added to the final plats before approvals are granted .

1. Update the Point A to Point B labeled to meet new bound in accordance with the WSP survey , update legend note
2. Update missing property marker – 3: Northwest 22in Blaze Maple tree with distances
3. Clarification of driveway encroachment direction of -/+ 5ft
4. Add to general notes a reference that boundary established by 1977 Supreme Court decision.

Gallos & Abrams are also in agreement to have 1 property marker removed. Subject to the above four (4) modifications on the survey map, The planning board granted the approval upon the conditions of showing the four (4) modifications on five (5) copies of a survey map, plus a mylar be submitted prior to the next Planning Board meeting to the Planning Board secretary and have stamped approval by the Chairman Jennifer Grossman .

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

- Ryan Edwards recused himself from the Abrams 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 .

Subject to four (4) modifications on the survey map , The planning board granted the approval upon the condition of an updated five(5) survey map, plus a mylar be submitted ASAP to the Planning Board secretary and have stamped approval by the Chairman Jennifer Grossman .

The motion to approve the Abrams subdivision with conditions was made by Joseph Lambe and seconded by John Veleber. The motion moved 6-0

Western Sullivan Properties – SBL :6.-1-4.1 Minor Subdivision

Subject to four (4) modifications on the survey map , The planning board granted the approval upon the condition of an updated five(5) survey map, plus a mylar be submitted ASAP to the Planning Board secretary and have stamped approval by the Chairman Jennifer Grossman .

The motion to approve the Western Sullivan Properties with conditions was made by Robert Eckert and Seconded by Molly Stahl. The motion moved 7-0.

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

Matt Lohry present updated site plans maps of the two (2) lot subdivision of Lot A :13.37acres and Lot B: 2.23 acres. Lot 2 has an existing single family dwelling being used as an long term rental with current tenants. There are no plans to build on Lot A

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 and a need for topography overlay to be included; copies of maps for all board members must be provided in hard copy. The down gradient 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 PERC test had been submitted and accepted by the Board. A concern for the spring feed well on Lot A was raised and further investigation into any possible deeded rights or easements was requested.

A Public hearing will be held on January 4, 2023 at 7:00pm. All neighbors within 500ft of the property must be notified by certified mailing, submission of proof of mailing and a notice of the public hearing must be published in a local newspaper no later than 10 days prior to the meeting date. Applicant must cover the costs of publication.

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

- Chairman Grossman recused herself from review and consideration of this project.

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

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the year. Submission of detailed site plan and documents of the materials pertaining to the buffers for parking area, towards nearby neighbors, any form of permanent screening. Specs requested of materials presented such as liquid tuff CSA type LFNC-B non-metal conduit that will be used for electrical wiring, temporary lighting fixtures, grass mats as ground protection mesh. The Board members requested a final site plan map be submitted at the following meeting with details of an example of a wedding event set up. Lighting and noise, outdoor fire, electric and outside assembly must be in accordance with Building and Fire Code.

Adjournment

A reminder for the board work session for Broadacre Farm was noted for December 12th at 6pm and then a motion to adjourn the meeting was made at 8:39pm by Chairman Jennifer Grossman, the motion was moved by Robert Eckert and seconded by Ryan Edwards, motioned carried 7-0.