

## **Town of Rockland**

### Planning Board

#### Regular & Zoom Meeting

February 1st, 2023

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

Also present, Code Enforcement Officer Glenn Gabbard, Town Engineer Patrick Hines of MHE 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 December Minutes , the motion moved by Ryan Edwards and seconded by Molly . The motion carried 6-0.

Chairman Jennifer Grossman made a motion to approve the January Minutes , the motion moved by Richard Barnhart and seconded by Molly Stahl . The motion carried 6-0.

Chairman Jennifer Grossman made a motion to close the regular planning board meeting at 7:01pm and open a public hearing. The motion was moved by Richard Barnhart and seconded by Robert Eckert. the motion carried 6-0.

### **Public Hearing – 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 discussion.

Doug Posey of 634 Old Rt. 17 LLC presented an updated final 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 .

Comment – Mike – 615 Old route 17 : questions regarding limits on the number of guest / occupants & sufficient parking .

No further public comment the public hearing was closed , the motion made by Robert Eckert and seconded by Molly Stahl. The motion carried 5-0.

**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 discussion.

Vice Chairman Richard Barnhart lead final review of the LM Flyfishing club. The Special use permit is an unlisted action that required SEQR part 1, 2,3 to be filled out . Parts 1 submitted by the applicant ,Parts 2& 3 were read aloud by the Vice Chairman . Robert Eckert made a motion for a negative SEQR declarations for Doug Posey and the 634 Old route 17 LLC / LM Flyfishing Club .

With no other request , and all escrow& fees paid in full , submission of a final stamped site plan , five(5) copies and one (1) mylar to the planning board for final approval . Robert Eckert made a motion to approve the Doug Posey / LM Flyfishing club subject to submission of stamp final plans . The motion seconded by Joseph Lambe. The motion carried 5-0.

**Public Hearing :Matt Lohry – SBL 26.-1-3.20: Subdivision**

Matt Lohry present updated site plans 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 .

The public hearing will remain open until February 1<sup>st</sup> meeting for further comment.

Members of the public:

Thomas Babich – concerns of the water table, well location and septic tank & lech field locations and future subdivision of the land . Concerns of the properties past use as a Hotel & Bar. Mr. Babich submitted engineered reviewed letter to the board furthering his concerns .

Howard Gorr – submitted recorded of deeded water rights to the spring house located on the southwest corner of Lot 1. Deeded spring rights must be noted on final site plan.

Chairman Jennifer Grossman made a motion to close the public hearing and move back into regular Planning board meeting at 7:55pm. The motion was moved by Robert Eckert and second by Molly Stahl, the motion carried 6-0.

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

Subject to final approval , a final site plan with additional notes stating the deeded water rights .Submission of the PERC engineer letter , and all escrow and fees paid in full . five (5 stamped plans and one (1) mylar will be submitted at a later date for final approve. Robert Eckert made a motion to approve the Lohry subdivision subject to notated changes on the site plan and engineer letter . The motion was seconded by Richard Barnhart ,The motion carried 6-0.

**Broadacres Farms / Livingston Farms – SBL 45.-1-1.1 :Special Use permit**

Glenn Smith P.E and Jim Bates presented the scoping document in preparation of a Draft environmental impact statement for Broadacres farm . The Planning Board formally accepted the 1<sup>st</sup> draft environmental impact statement for review of the table of contents . A work session was held in January 26<sup>th</sup> with MHE Engineer Patrick Hines .

The planning Board went over the following points :

Introduction

Description of the proposed action

Potential significant environmental impacts

General scoping considerations

DEIS contents : Site location & Description, Project purpose and need , environmental setting , impact and mitigation

Land & Geology : Soil , topography , Geology : bedrock

Wetlands & water course – existing conditions , stormwater resources , waste water treatment , Ground water resources

Transportation

Aesthetics , open space & recreations , noise , order and light

Consistency with community & comprehensive plan : public infrastructure

A motion to schedule the scoping public hearing was made by Vice Chairman Richard Barnhart , and seconded by Ryan Edwards . The motion carried 6-0.

A Public scoping session was scheduled for February 28<sup>th</sup> at 7:00pm at the Roscoe Rockland Fire Department at 93 Main St. Livingston Manor , NY 12758. The public hearing notice will be posted in the Sullivan County Democrat and a neighborhood notice will be mailed to all property owners within five hundred (500) ft of the Broadacres property . All notices must be mailed out and published a minimum of ten (10) days prior to the meeting . Proof of mailing will be provided to the Planning board .

**Correspondence**

- Zoning Review -meeting starting Feb 7th at 6:30 in person or zoom.  
Will receive continuing education credits for participation.
- Continuing education credits – 4hrs per year

Association of Towns Jan/ Feb article on short term rentals was discussed.

**Adjournment**

A motion to adjourn the meeting was made at 8:31pm by Chairman Jennifer Grossman, the motion was moved by Robert Eckert and seconded by Joseph Lambe, motioned carried 6-0.