

**Town of Rockland**

Planning Board

Regular & Zoom Meeting

January 4th, 2023

Members present: Chairman Jennifer Grossman, Vice Chairman Richard Barnhart, Robert Eckert, Ryan Edwards, 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 table the December Minutes until the February meeting.

Chairman Jennifer Grossman made a motion to close the regular planning board meeting at 7:02pm and open a public hearing. The motion was moved by Ryan Edwards and seconded by Richard Barnhart. the motion carried 6-0.

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

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.

Planning Board members commented on the lack of the topography on the site plan map . Requested updated site plan / surveyed map at the next meeting to have topography of the property and the PERC test overlay. 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 public hearing will remain open until February 1<sup>st</sup> for further comment.

Chairman Jennifer Grossman made a motion to move back into regular Planning board meeting at 7:27pm. The motion was moved by Vice Chairman Richard Barnhart and second by Molly Stahl, the motion carried 6-0.

**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.

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 . An updated more detailed site plan and documents of the materials; 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 , Tentipi as examples of the tents that will be used at some wedding events were presented to the board. A request by Vice Chairman Richard Barnhart to change the type of trees being used as privacy was suggested not to us Pine or Hemlock. With the board being satisfied with the final presentation , a request for a public hearing was set.

A Public hearing will be held on February 1<sup>st</sup> 2023 at 7:00pm. All neighbors within 500ft of the property must be notified by certified mail and a notice of the public hearing must be published in a local newspaper no later than 10 days prior to the meeting date . Proof of mailing must be submitted to the secretary of the board.

**Correspondence**

A SEQR work session is scheduled for January 26<sup>th</sup> 2023at 6pm

**Appointment**

A motion was made to re-appoint board member John Veleber, to be confirmed and approved by Town Planning Board.

**Adjournment**

A motion to adjourn the meeting was made at 7:51pm by Chairman Jennifer Grossman, the motion was moved by John Veleber and seconded by Ryan Edwards, motioned carried 6-0.