

Town of Rockland

Planning Board

Scoping Session

Broadacre farms

Regular & Zoom Meeting

February 28th, 2023

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

Also present, Code Enforcement Officer Glenn Gabbard, Town Supervisor Robert Eggleton , Town Engineer Patrick Hines of MHE and Board Secretary Kaitlen Madison.

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

At the scoping session the Planning Board will consider all verbal and/or written statements from all persons and agencies interested . The purpose of this scoping session is to discuss the potential significant adverse environmental impacts which must be evaluated in the DEIS. A Final Scope as approved by the Planning Board will become the outline of the DEIS. Persons may appear in person or by agent . Upon the acceptance by the Planning Board of a complete DEIS , a formal public hearing will be held by the Planning Board at a later date pursuant to separate notice . Copies of the Draft Scope and concept plan for the project may be inspected at the Town Hall during normal business hours and these documents also may be inspected online at the Town of Rockland's website , www.townofrocklandny.com under the heading "Planning Board".

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

Stefan Martinovic & Project Attorney John Cappello, along with Joseph Satto and John Bates presented the overall vision of the proposed project for Broadacres/ Livingston farms located on 26 Hoag Rd. . Livingston Manor, NY 12758. The parcel is also known as SBL #45.-1.1.1 The project is sponsored by Broadacre Farm Ventures, LLC, 25 Meadow Hill ,Armonk NY 10504

The project proposed a 15 lot subdivision and the construction of 9 residential homes with an agritourism operation including a regenerative two (2) acre farm, 42 unit campground , trail networks throughout property and hotel with restaurant and Guest house.

Comments from the public :

Zintis Muiznieks : 45 High St . – Main concerns

- Storm water run off
- EMS access to project
- Trail network near private property
- Wetlands & ecosystems impact

Jamie Helper :95 Creamery Rd.

- Stormwater run off
- Road cutting & blasting near her home
- Project ingress & egress
- Schoolhouse creek Bluff erosion
- No project contact

Joy Oriol: 4 Hoag Road

- Erosion issues
- Stormwater impact
- Capacity of water course
- Environmental impacts of neighbors property

Wes Gillingham (Catskill Mountain keepers)

- Potential issues : geological
- Saturation rate in soil
- Road blasting
- Well drilling / aquifers impact
- 2 acre farm – High production ?
- Site Plans changing to frequently , hard to keep track
- Net zero development – not possible

Iris Gillingham (Catskill Mountain keeper)

- Soil Health / Livingston Manors history of floods
- Army Corp report
- “Greenwashing / Greensheen”
- High income housing > low income housing , LM has a need for low income housing
- Negative impact on year round residents

Sheila Shultz – Livingston Manor

- Road blasting
- Visual assessment
- Impact on local water & sewer
- Cabin sizes not in compliance with new local regulations

Rob Jardino - Back Shandeleer

- Impact on schoolhouse brook
- Permit change to community – is there a need
- Campground / trail network – issue for neighbors

Nina Augello – 30 High St.

- Stormwater run off impact
- Erosion impact
- EMS access to project
- Trail network near private property
- Wetlands & ecosystems impact

The Public hearing will remain open until 3:30pm March 17th 2023to receive further written comments . Comments can be submitted to

Kaitlen Madison – Secretary to the Planning board

k.madison@townofrocklandny.com

P.O. Box 964

Livingston Manor, NY 12758

Adjournment

A motion to adjourn the meeting was made at 8:26pm by Chairman Jennifer Grossman, the motion was moved by Richard Barnhart and seconded by Molly Stahl, motioned carried 5-0.