

**Town of Rockland**

Planning Board

Regular & Zoom Meeting

April 5th, 2023

Members present: Chairman Jennifer Grossman, Richard Barnhart, Robert Ecker, Joseph Lambe, John Veleber 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 February Minutes, the motion moved by Robert Eckert and seconded by Molly. The motion carried 5-0.

**Bruce Fulton / Western Sullivan Properties – SBL 6.-1-4.1: Subdivision**

Bruce Fulton of Fulton land surveying resubmitted the Western Sullivan Properties subdivision map for re-approval. The Property owner missed the submission deadline to submit to the County. No changes were made. Map re-stamped and signed by Chairman Jennifer Grossman.

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

John Capello, Jim Bates and Joseph Satto received the final Environmental Scoping Document for Broadacres/ Livingston 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 on January 26<sup>th</sup> with MHE Engineer Patrick Hines. A public hearing was held on February 28<sup>th</sup> at the Rockland Roscoe Fire Department.

The Planning Board went over the following points:

Clarification of provision of pg. 5 # 3

A motion was made by Richard Barnhart to strike #3 – explanation of rejection of previous owners, Motion seconded by Robert Eckert, Motion moved 5-0.

Blasting, Pg 7 – grading plan – no markings along Creamery Road have been placed.

Test bits – Keystone tested @4ft bedrock –

Well testing – letters to be sent out with return receipt.

Town Of Rockland  
Planning Board meeting  
April 5th, 2023  
Page 2

Noise - #1 ambient noise levels – a baseline of background noise must be taken before, during and after construction.

Lighting – existing historical lighting – Pg 13 #2

A motion was made by Richard Barnhart to strike Historical lighting #2, seconded by John Veleber. Motion moved 5-0.

Land use – Pg 14 – Potential impacts – Pg 5 C. Community Character

Restrictive Covenants, “private matters” HOA? How will one be managed? Who is paying for the HOA?

A motion to accept the final Environmental scoping document with two (2) changes was made by Robert Eckert and seconded by Vice Chairman Richard Barnhart. The motion carried 5-0.

### **Correspondence**

- Camp Na’aleh received a SPED permit from the DEC (Department of Environmental Conservation) for a revised septic system, the permit is open to public comment.
- Zoning review will be held on May 9<sup>th</sup> at 6:30pm for STR.
- Sullivan County Ag District is reviewing agricultural districts.

### **Adjournment**

A motion to adjourn the meeting was made at 7:30pm by Chairman Jennifer Grossman, the motion was moved by Robert Eckert and seconded by Joseph Lambe, motioned carried 5-0.