

Town of Rockland

Planning Board

Regular Meeting & Zoom

July 5th, 2023

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

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 for the April Minutes to be approved with one amendment to the minutes. Vice Chairman Richard Barnhart was present at the April meeting.

The motion was moved by Vice Chairman Richard Barnhart and seconded by Robert Eckert. The motion carried 5-0.

Chairman Jennifer Grossman made a motion for the approval of the June Minutes.

The motion was moved by Vice Chairman Richard Barnhart and seconded by Robert Eckert. The motion carried 5-0.

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

The final approved maps were resubmitted for a corrected signature and date due to denial by the County Division of Planning, Community Development and Environmental Management. Maps will be resubmitted to the county for final approval. No further action was required.

Stone Subdivision -338 Knickerbocker Rd. SBL: 10.-1-11.9/11.10

Bruce Fulton of Fulton Surveying submitted a preliminary two (2) lot subdivision and one (1) lot improvement at 338 Knickerbocker rd. in Livingston Manor, NY. Currently the parcel is made of two (2) lots with encroachments. Lot A has a home, a pool and road frontage. Lot B is currently land locked vacant land. Parcel (1) would become part of Lot A and Parcel 2 would become Lot B with a lot improvement moving the pool into Lot A, situating the home and pool on one parcel. The lot improvement would eliminate the encroachments and need for driveway easements. Parcel 2/ Lot B would own the driveway / access strip. The driveway would be subject to utilities easements and road maintenance agreements.

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The PERC test has been done and submitted by Tom Ward P.E., amended notes of the PERC must be added to the updated survey. Irons have been set on all boundaries.

The subdivision is subject to a county GML 239 review due to its location in the Catskill Mountain Park.

A Public hearing will be held on Aug 2nd²⁰²³, 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.

SBA Site: Covered Bridge – NY47382-A/ SBL :25.-1-70.1- Special Use permit renewal

Maximillian Mahalek of Cudy and Feder, submitted a Special use permit renewal for SBA cellular tower NY 47382-A (Emery) located at SBL: 25.-1-70.1 55 White Roe Lake Rd., Code Enforcement officer Glenn Gabbard submitted site inspection report to the Planning board members and Cudy and Feder representative Maximilian Mahalek, upon inspection multiple violations were noted including:

- Maintenance and repainting of the monopole
- Removal of the artificial foliage
- Fence repair on western side of site
- Clean up accumulated rubbish.
- Access road in acceptable condition

The Planning board agreed to a two (2) month extension of the current special use permit, to allow the necessary repairs to be made on the site, with follow up inspections and updates at the next planning board meeting on August 2nd, 2023.

Chairman Jennifer Grossman made a motion to extend the current special use permit for a two (2) month period, upon the conditions of communication and updates on the progress of the repairs. The motion was moved by Robert Eckert and seconded by Ryan Edwards. The motion carried 5-0.

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DeRosa Hotel: SBL – Special Use permit

Anthony DeRosa presented a final site plan, visual diagrams and large-scale renderings of the DeRosa hotel to the Planning board seeking final approval. Noted changes from the previous engineered review dated from May 2022 by Patrick Hines of MHE were applied to this updated site plan such as Parking lot size, number of lots, lighting, signage and note in regard to the entrance and exit and FEMA flood plain areas.

FEMA regulated flood areas were applied with a topographical map overlay.

Parts 1,2 and 3 of SEQR review were resubmitted and reviewed.

Current escrow is \$720.25.

Chairman Jennifer Grossman made a motion to grant final approval, subject to submission of seven (7) copies and one (1) mylar to The DeRosa Hotel for final signature and dates. The motion was moved by Vice Chairman Richard Barnahrt and seconded by Robert Eckert. the motion carried 5-0.

Catskill Brewery – SBL: 39.-5-4.1 Special Use permit

Chairman Jennifer Grossman recused herself from review of this project.

Duke Wisner from Catskill Brewery presented a new project for review of a second annex building across the street in the current parking area of the current Brewery. The current Brewery is growing and requires a larger production space. The new purposed Annex building would be strictly from production as a F2 (Low hazard factory) and H2 (hazardous combustible dust) occupancy and would be 16,000 square foot and 25ft high, 1-one story with a mezzanine. The new building would contain containers, brewing bells, milling machinery and coolers for storage. The current Brewery is owned by an IDA and the new annex building would be a completely new building owned by Catskill Brewery. Further review and detail are needed at this time before the Board can advise further at this time.

Correspondence

None at this time

Adjournment A motion to adjourn the meeting was made at 8:12pm by Chairman Jennifer Grossman, the motion was moved by Ryan Edwards and seconded by Robert Eckert, motioned carried 5-0.