

Town of Rockland

Planning Board

Regular Meeting & Zoom

Aug 2nd, 2023

Members present: Chairman Jennifer Grossman, Vice Chairman Richard Barnhart, 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 for the approval of the July Minutes.

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

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

Chairman Jennifer Grossman made a motion to close the regular Town of Rockland Planning board meeting and open a public hearing at 7:01pm. The motion was moved by Vice Chairman Richard Barnhart and seconded by John Veleber. The motion carried 5-0.

Bruce Fulton of Fulton Surveying introduced the 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 landing on 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. One neighbor submitted a letter in support of the subdivision. With no comment from the public, the public hearing was closed at 7:06pm.

Chairman Jennifer Grossman made a motion to close the public hearing and reopen the Town of Rockland Planning board meeting. The motion was moved by Vice Chairman Richard Barnhart and seconded by John Veleber. The motion carried 5-0.

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

The subdivision is subject to a county GML 239 review due to its location in the Catskill Mountain Park. Board approval is contingent on comments & review from the county. If no action is taken by the County after 30 days, approval from the Board will move forward.

Town of Rockland

Planning Board

Aug 2nd, 2023

Page 2

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

Maximillian Mahalek of Cudy and Feder, returned with a Special use permit renewal for SBA cellular tower NY 47382-A (Covered Bridge) located at SBL: 25.-1-70.1 55 White Roe Lake Rd. The 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

All violations have been corrected with the exception of the maintenance and repainting of the monopoly. Cudy and Feder representee Maximillian Mahalek requested an additional 2 months to request a bid from contractors and make the repairs.

The Planning board agreed to an additional two (2) month extension of the current special use permit, to allow the necessary monopole repair and painting to be made on the site, with follow up inspections and updates at the next planning board meeting on November 1st, 2023.

Vice chairman Richard Barnhart made a motion to extend the current special use permit for an additional two (2) month period, upon the conditions of communication and updates on the progress of the monopole repairs. The motion was moved by John Veleber and seconded by Ryan Edwards. The motion carried 5-0.

Connell Subdivision – 667 Elm Hollow Rd. SBL: 8.-1-5

Tony Scilliano and John Connell presented a minor two (2) lot subdivision. Lot A would consist of 2.2 acres and the original farm house built in 1873 .Lot B would consist of 246 acres and currently has an open building permit for a new single family dwelling , with conditions conducive to Town of Rockland zoning which would require either the demolition of the original farm house or subdivision of the land to meet current Town of Rockland zoning laws.

Lot A has existing septic and well and does not require a PERC test. The Board request updates to the map showing.

- underground electrical
- Power easements

- Legal easements for utilities Town of Rockland

Planning Board

Aug 2nd, 2023

Page 3

A Public hearing will be held on September 6th, 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

None at this time

Adjournment A motion to adjourn the meeting was made at 7:29pm by Chairman Jennifer Grossman, the motion was moved by Ryan Edwards and seconded by Molly Stahl, motioned carried 5-0.