

Town of Rockland

Planning Board

Regular Meeting & Zoom

September 6th, 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 Town Supervisor Confidential Secretary Jennifer Devantier.

At 7:00 pm, Vice chairman Richard Barnhart opened the Planning board meeting with the Pledge of the Allegiance to the flag.

Vice chairman Richard Barnhart made a motion for the approval of the August Minutes.

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

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

Chairman Jennifer Grossman made a motion to close the regular Town of Rockland Planning board meeting and open a public hearing at 6:58pm. The motion was moved by Vice Chairman Richard Barnhart and seconded by Molly Stahl. The motion carried 6-0.

Athony Scilliano 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 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.

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

The regular Planning board meeting was reopened, no further deliberations were taken on the Connell subdivision. Bob Eckert made a motion to approve the Connell subdivision, Molly Stahl seconded the motion, Motion carried 6-0.

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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.

The Sullivan county division of development and planning reviewed the Stone subdivision, A small federal protected, not state wetland on the neighbor's property (Kleingardner), is within 50 ft of the proposed development , had questions in regards to contact with Department of Environmental conservation. No further deliberation on the Stone subdivision. Vice Chairman Richard Barnhart made a motion for conditional approval, John Veleber seconded the motion. Motion carried 6-0.

Mula Lot Improvement – SBL: 44.-4-24.1 / 44.-1-14 / 44.-1-15 / 44.-1-16

Jim Severing presented a lot of improvements: parcel A of 30 acres and Parcel B of 57 acres. Currently the properties consist of 4 lots with a right of way on one (1) end of Schleiermacher rd. (mercy south) of 50ft by 40ft wide. The reason for the improvement is to combine the four (4) small lots into (2) large lots. The board members questioned if there were 2 separate lot improvements which were confirmed by Code enforcement officer Glenn Gabbard. No further paperwork was needed, 2 separate lot improvements \$50- per lot is effective.

No further deliberation was had by board members.

Bob Eckert made a motion to approve the 2 separate lot improvements for the Mula development. Seconded by Molly Stahl, Motion carried 6-0.

Doug Posey & Fly-Fishing Club – 634 Old route 17 – SBL: 39.-4-3.1/3.2 Special Use Permit

Chairman Jennifer Grossman recused herself.

Mr. Doug Posey was brought back before the board due to a structure built on the property not in accordance with the original approved site plan. There is no Local Municipal Code that does not allow for the large dance floor / deck but is considered a structure in the according the FEMA regulations governing Floodways. Mr. Posey provided documentation to both Floodplain Manager & Code Enforcement Officer Glenn Gabbard and to the Department of Environmental Conservation, Division of Water for review.

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A description of the analysis was given to the Board members for review. Board members' main concern is the mobility of the dance floor / deck. Mr. Posey states the deck can be moved in four (4) days in case of a flooding event. Vice Chairman Richard Barnhart states the site plan was not accurate in the location of the dance floor /deck, the current deck is much to close to the riverbank. All board members are apprehensive of the current plan as of now and is considered to be a danger to the town due to a history of devastating flooding events .The only way forward according to Code enforcement officer Glenn Gabbard would be a Floodplain development permit , plans would need to be submitted the Building department office , showing an anchoring system and removability within a 2-3hr period during a flash flooding event.

The board members unanimously decided the dance floor / deck must be removed within 30days from September 6th, 2023. John Veleber made a motion for the removal of the dance floor / deck within thirty (30) days and meet with Code Enforcement Officer Glenn Gabbard for inspection. Molly Stahl Seconded motion. Motion carried 5-0.

Correspondence

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

No representative was present at the meeting.

2 major issues with cells towers: Yorktown & Morriston require mowing for fire control & protection and cleanup of the access road No further action nor deliberation.

Adjournment A motion to adjourn the meeting was made at 8:09pm by Chairman Jennifer Grossman, the motion was moved by Ryan Edwards and seconded by Richard Banhart, motioned carried 6-0.