

Town of Rockland  
Planning Board  
Regular & Zoom Meeting  
December 4, 2024

Members present: Chairperson Jennifer Grossman, Vice-chair Richard Barnhart, Ryan Edwards and Elizabeth Williams. Absent: Joseph Lambe, Robert Eckert, John Veleber. Also present was Helen Budrock from Delaware Engineering.

Chairman Grossman opened the regular meeting of the Town of Rockland Planning Board with the pledge to the flag. On a motion by Richard, seconded by Ryan the minutes of the November 6<sup>th</sup> meeting were approved as distributed. Elizabeth abstained.

Rockland Solar LLC – 219 Amber Lk Rd – Special Use Permit Application

Ms. Budrock provided a comment memo from her review of this application. The applicant has responded to these comments, supplying much of the information requested for Part I of the SEQR review. Ms. Budrock and the board members went through Parts 2 & 3. The construction disturbance of the land should be the only impact (erosion and surface water).

The applicant needs to supply the Town with written comments from the DEC for wet land boundary delineation.

Richard made a motion to declare a negative declaration, Jennifer seconded and carried. This board also authorizes Helen to complete Part 3 of the SEQR review and file appropriate documentation upon receipt of discussed items (DEC wet land information; de-commissioning bond etc.)

Glen Gabbard, Code Enforcement Officer, recommended that the paperwork also reflect that the applicant pay for the SWIFF inspections and that the roadway in and through the project provide turn outs for large trucks, such as fire trucks. This should meet the fire code regulations, appendix D.

Richard made a motion to give conditional approval of this special use application, subject to conditions discussed and edits made to the comments supplied by Delaware Engineering, Elizabeth seconded and carried.

Ms. Budrock will supply the board with a finalized copy of the comments and SEQR.

Camp Naleh – 720 Parkston Rd – Special Use Application

Randy Wasson, Engineer, presented the board with updated information on this application.

The Special Use application was presented to the Planning Board in 2021 and approved in September of that year with 21 conditions attached. The project consisted of tearing down one bunk house and building a new one in that location, building a second bunk house and two staff houses.

The project has slowly moved forward with several of these conditions being met. The camp is now in a position to move forward to completing this project. Mr. Wasson reviewed these conditions with this board and will supply the requested documentation (DEC and DOH). Most of the discussion centered on the building of a fence along a contentious property line.

The board will review the information from the prior approval to see if a new public hearing is required and receive the requested submittals from the applicant.

Glen Gabbard asked the board members to review the town code in relation to a non-conforming project for better understanding of this project.

Richard asked if he may drive through the property to view the site – approval granted by applicant.

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Correspondence/Updates:

- Reminder that continuing education credits is needed for board members. Zoning review on affordable housing is scheduled for December 18<sup>th</sup> at 6pm and will meet this requirement.
- The Keiser property project applicant would like to hold a public informational, question and answer meeting in January. A tentative date of January 22<sup>nd</sup> at the firehouse is being floated. Confirmation will be posted and advertised.

There being no further business before the board, Ryan made a motion to adjourn, Elizabeth seconded and carried.

Respectively submitted,  
Rose Mary Hankins, Deputy Clerk