

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

P.O. Box 964, Livingston Manor, New York, 12758
845-439-5450 Ext. 102

Zoning Review #8 Notes
January 15, 2024
6 pm

Attendance:

Robert Eggleton-Supervisor-via zoom
Jennifer Grossman-Planning Board Chair
Andrew McRell-Councilman-via zoom
Carol Edwards-Councilperson
Peter Manning-Genius Loci Planning
Shiela Shultz-Zoning Board Alternate-via zoom
Glenn Gabbard-Building/Code Enforcement
Kevin Cooke-via zoom
Art Riegel-Zoning Board of Appeals Chair-via zoom
Gwen Schantz-via zoom
Linda C. Hartley
Elizabeth Williams-Planning Board was at the December Meeting also.
John Veleber-Planning Board
Ed Walsh
Jennifer DeVantier-Secretary to the Supervisor

The meeting was called to order at 6:04 by Supervisor Eggleton.
Review of last meeting, included a presentation by Adam Bosche
Minutes were approved by Linda Hartley and Glenn Gabbard from the December Meeting #7 with all in favor.

Land use and conservation have been discussed at the last few meetings. 3rd meeting on affordable housing, this is in the comp. plan already. Eventually we will get into agriculture.

Immediate short term next steps:

- Send Draft Resolution to establish an Affordable Housing Committee to Ken Klein's office for approval then to the TOR Town Board.
- 11 members in the core group of the committee- they will be responsible for:
 - o Possible grant and funding opportunities; examples: Empire State Development, Municipal Fund
 - o Researching housing needs-2.4% of the Town of Rockland have currently completed the Housing Survey.
 - o Site Identification/Inventory
 - o County Involvement
 - o Establish the housing need as Workforce Housing
 - o Establish a mission statement that complies with state building code.
 - o ADU's address and bring back.

Housing Survey Update:

Needs to be recirculated. 45 people have completed at this time. The survey will allow a better understanding of demand and household size for the demand. Senior Citizen impact as well. Catskill Community Land Trust-Gwen is working with and they are dedicated to housing.

Send Peter Manning a copy of the survey.

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

P.O. Box 964, Livingston Manor, New York, 12758
845-439-5450 Ext. 102

Land bank funds have historically gone to Liberty and Monticello.

Sullivan 180 Grant-TOR attempting to obtain for fencing and parking.

Land Use:

- Steep Slopes
- View Shed
- Changing of lot sizes in RC
- Not allowing private sewer systems.
- 25 acres or more subdivide into 5 acres-look at lot dimensions. R lot width is 200 ft. min lot area, setbacks, 450 square foot minimum for house size. One dwelling per lot no PUD's allowed.
- Open green space-conservation subdivisions, make mandatory in some spaces not solely on discretion. Come up with a formula for conservation subdivision and green space.
- East Fishkill and Woodstock have great plans for the above item now. Peter will provide language for the next meeting in terms of what has been provided in the past for subdivisions for RC.
- Hamlet Zoning
- Environmental Section of Land Use.
- Comprehensive Plan needs to conform with zoning law.
- Possibility of Capping STR's

Incentive vs. Inclusionary

Zero in on land use. CAC will take a while to form, Conservation Council can form quickly. Will be drilled into and discussed at another meeting. Parameters bonuses vs amenities. Adopt a generic environmental impact statement. Could be for one or multiple districts. Evaluate impact on housing, incentive for housing. "Example: Developer can't provide 30 to 40% open space then cash in lieu of when the amenity is not feasible. Neighborhood Business District could benefit from incentive zoning.

Gabriel Street Mobile Home Park has room for additional units, Stage 2 did not begin.

February Meeting Preparations:

- Glen Gabbard will do a presentation on the top 10 unsafe buildings.
- Zoning Table (bulk) discuss what uses are allowed for zoning districts and lot sizes. Finalize the list district intents. Section 185 Attachment 1.
- Agriculture Section.

Next Meeting February 10, 2025, at 6 pm. (Monday)

Meeting was adjourned at 8:02 pm by Jennifer Grossman and Elizabeth Wills with all in favor.