

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

Zoning Review Meeting November 13, 2024, 6:00pm

Attendance:

Robert Eggleton-Supervisor
Jennifer Grossman-Planning Board Chair
Andrew McRell-Councilman
Robyn Almquist-Zoning Board
Peter Manning-Genius Loci Planning
Shiela Shultz-Zoning Board Alternate
Stefan Martinovic
Gwen Schantz
Linda C. Hartley
Amy Hines
Erick Slattery
Peggie Johansen-LM Free Library + one other.
Jennifer DeVantier-Secretary to the Supervisor

Review of last meeting. The notes of the last meeting were accepted with name spelling corrections from the zoning review meeting on October 10, 2024.

The revised Moratorium has just passed and is on its way for processing with NYS, it was approved at the 2nd Board Meeting in October. The moratorium will most likely expire April 2025.

Regarding the current comp plan, Peter provided a copy of the vision at the last meeting and the idea is to update a preamble to the Comp Plan. Create a focus on target areas for the next five years. Outline of what we want to do. Could attach at the end of each section or create section 14, with a five-year implementation schedule.

What has been done thus far for action plans.

Next meeting will focus on Section 13.2: What has been done, what will be done in the next five years, what comes at a later date.

- Cottage Street Flood Mitigation and 2 parking lots.
- Sullivan County Broad Band Grant
- Short Term Rentals-Law in Effect Now
- Tiny Houses-Law in Effect Now.

Email all the word document on Section 13 Implementation and Section 12 Land Use.

Continue to review land use and hot button issues and topics. If something needs to be struck do so now.

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Section 12 Strategy 4.1-Priority Action Land Use. To mitigate run off either district wide or as a local law. This needs to be done through zoning as the building code is state law. (If you build here there are certain standards.) **To implement Action 4.1 in Land Use, do through zoning.**

Steep Slopes in RC District. – Clear vision and what that is. Zoning development in RC for building in steep slopes. Peter has done this with the Town of Tusten. (Glenn and Planning Board for zoning development in RC for building on steep slopes.)

View Sheds-protect ridge lines weather for energy, wind power, water tower vis development for other uses. Could dig deeper into view sheds above specific elevations etc. or a specific balance as to not impact property owner rights. (Screening, cut and fill, reflective materials, elevation figures.) More general local law with additions-Speak with Glenn on functionality.

Priority Action 2: Limit clearing of trees-look at with other towns have done for clear cuts. Town of Tusten is working on this Peter will gather some information. (Land clearing, Steep Slopes, Timber Harvesting).

Cluster Developing in Rural Conservation.

White Roe Lake Rd. – prior cluster development that fell through.

Plan Unit Development – do not currently have = no.

Municipal water and sewer are a must have. No private sewer systems beyond the household size. Development of a sewer treatment facility in RC is not allowed.

Minimum Lot size is now 2 acres. Potentially move to 5 acres as it was that way previously. Look back and see when the minimum lot size was decreased. (Ratio consideration). Reduce lot coverage percentage to 10% if 5 acres minimum becomes lot size. Is impervious surface included in percentage of lot coverage?

1962 was the last Aquafer study done for Sullivan County.

Target list for PACE:

- Forestry Management Plan
- Cluster Zoning
- Land Use
- Stormwater Topic
- Scenic Resource Inventory-Is the County Doing?
- Overlay Zoning-other topics.

Assessor List

- See large lots by ownership in RC 100 plus acres.
- Inventory of undeveloped parcels on lakes.

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Next Meeting focus will be General Business with eye on density to increase housing. Section 4 and Section 5.

Next Meeting Date: (#7) Wednesday, December 18, 2024, from 6-8 pm (Linda will invite Adam Bosch)

January Meeting Date: (#8) Wednesday, January 15, 2024, from 6-8 pm, PACE to possibly attend.