

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

Zoning Review #7 Notes
December 18, 2024
6 pm

Attendance:

Robert Eggleton-Supervisor-via zoom
Jennifer Grossman-Planning Board Chair
Andrew McRell-Councilman
Peter DeVantier-Councilman-via zoom
Robyn Almquist-Zoning Board
Peter Manning-Genius Loci Planning
Shiela Shultz-Zoning Board Alternate
Glenn Gabbard-Building/Code Enforcement
Adam Bosch-Hudon Valley Pattern for Progress
Kevin Cooke
Art Reigal-Zoning Board of Appeals Chair
Gwen Schantz
Linda C. Hartley
Amy Hines
Erick Slattery
Lisa Lyons
Peggie McGuire
Bob McGuire
Gabriela Nolan
Steve Benjamin
Rene Edwards
Phil Vallone
John Veleber-Planning Board
Ed Walsh
Clark Peterson
Jennifer DeVantier-Secretary to the Supervisor

Opening from Jennifer Grossman- meeting focus tonight will be on the Residential Section Downtown; an overview of the moratorium was given. Comprehensive Plan can be found on the Town of Rockland website. Implementation and next steps.

Presentation by Adam Bosch- Hudson Valley Pattern for Progress.

- Why housing?
- Housing to provide goods and services.
- Economics
- Shrinking size of the family.
- CZB did a housing survey.
- Cost of home ownership, median price for a home \$ 300K
- Median household income. \$ 90K

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

- Rent increase vs Renter's wage increase.
- AMI- Area Median Income. Rents and Income 43% AMI increase since 20217 influx from NYC COVID. Total adjusted gross income.
- Incentive Zoning
- Payroll state tax is less due to people moving out of state.
- Increased demand for emergency housing, housing working people in hotels.
- Building the four L's -keeping goods and services here.
- Housing is depleting due to old stock and dilapidation and the demand is increasing due to the shrinking size of the modern family.
- What is the mindset in the Hudson Valley- shutting down, slowing down and cutting it in half.
- Capital Stack-funding to build housing, Housing Trust Fund.
- School Populations-great recession before and after, youth population enrolled in public school is down. Inflow and outflow of people.
- Age factors have an effect on the workforce.
- Allow/Encourage/ Entice- what can communities do? Integrate planning for open space and housing. Community land trusts do not have great success rates and take a long time.
- Pick 2 things from this presentation and work on those, do not try to do them all.
- Talk to Empire State Development-great services at the state level.
- Community Fund- over a certain percent of the median scale-put in a trust.

Questions:

Q: If there is a population decline why is there a need for more housing? A: Smaller number within the household size. 2 people in a unit vs 4, these 4 people now need 2 units instead of 1.

Q: Use of public funding, where is the money coming from? A: Don't know yet.

Statement on school merger. Response: Closed schools-open minds, 48 school buildings have closed in the region. Hold harmless funding-aid stays the same.

Q: Town of Rockland has 4K people, how many units do we need? A: Can't prescribe.

Community making good progress-Columbia County- speak with Chris Brown, he took a farmer, resident and business owner to each town.

Q: Where should we be focusing our efforts? Which category of people? A: Housing across all levels, some of each. Number one goal should be to retain what you already have. There is not one childcare facility in the Town of Rockland.

Zoning – Immediate, Short Term, Long Term, Ongoing.

Limiting Short Term Rentals at this point we are at saturation or real close. What do we need to do to bring STR back to long-term rentals.

ADU's/ Central Business District/ Moderate to High Density- size of square foot bedroom. Setbacks, Water/Sewer expansion, County is doing an inventory study. Property auctions-foreclosures-rules on

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

who can purchase at an auction set standards for utilization. Though of additional floor (height) in business district.

Short term project- Vacant lot inventory, Condemned building inventory.

CPA Community-percent of the sale into a fund.

Natural Resource Protection-Historic Nature of the Town of Rockland. Long list of priority actions.

Next meeting will focus on section 4.

Land use Regulation 1.1, 5 acres to 2 acres. Intermunicipal Corporation, Inventory-go into Comp Plan. Grant Program through the County. 3 groups based on zoning, create a building group. Give Peter goals for short term and long term.

Next Meeting January 15, 2025 at 6 pm.