

# TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

## Zoning Review

April 11, 2024, 6:30 PM

### Attendance:

Robert Eggleton-Supervisor  
Andrew McRell-Councilperson/Deputy Supervisor  
Peter DeVantier-Councilperson  
Glenn Gabbard-Code Enforcement Officer  
Jennifer Grossman- Chairperson Planning Board  
Ryan Edwards-Planning Board Member  
Art Riegel-Zoning Board of Appeals Chairperson  
Robin Almquist-Zoning Board of Appeals  
Jennifer DeVantier-Secretary to the Supervisor

### Zoom Attendance:

Kevin Cooke-Zoning Board of Appeals  
Shiela Shultz-Zoning Board of Appeals-Alternate Member

Open discussion, potential changes to zoning.

- Fireworks:  
Time and Place DeBruce Rd. Decimal issue (volume), mortars, size etc. 4" steep valley, how sound travels. Hours for fireworks? 3 sections in Code Book Now (permits/insurance/penalty for offenses). July 4<sup>th</sup> vs other events. Bond of some sort-certain number of complaints forfeit bond. Professionally licensed pyro technician. Timberlake West- Once per year. Who's lighting/insurance documents etc. Of the list of complaints this is at the bottom of the barrel. No complaints due to property damage currently, only noise complaints.  
Idea: Modify permit to notify neighbors, conditions of permit may need to change.
- Lot Size for subdivision in RC (Rural Conservation) District:  
With updates to DEC Sewer Code, we may need to place that a certain number of dwellings must apply to DOH for distance between well and septic. Page 4 of map. White Roe Lake 4000 Acres Boy Scouts and Nuns. Do we separate into larger parcels, part of Comprehensive Plan on Land Use Regulations. Scenic Resources- How do we protect Scenic Areas? Does Inventory of large lot exist? Percent base of lot-Conservation Subdivision. Catch basins, run off etc. Storm water retention. The minimum road frontage is two hundred (200) feet. A typical homestead is fifty (50) acres. Aquafer protection areas, business districts ER2 extends to Colchester and Liberty. Minimum subdivision possibility of high density vs. low density for lot subdivision size. Current septic is to NYS standards prove = develop (is this okay within our Comprehensive Plan? Certain lots now require sprinkler systems due to fire protection being unavailable.

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Idea: Two (2) acres = minimum.

Idea: Overlay ridge line protection and lot size for subdivision.

Idea: Certain percent Open Space.

Idea: Alternate zoning district, subdivision of RC1-flexable, RC2-more sensitive.

Idea: Overlay vs. District

Spots become more manageable vs. spots

## To Do:

1. Obtain an inventory of parcels with size numbers including which zoning districts these parcels lie in. Reach out to Planning Board and Real Property County Level for Inventory.
  2. Subdivision – Years lookback, Subdivision in the deeds, Conservation protected easement.
  3. RC Districts Visibility/Steep Slopes (section 2-3 of Comprehensive Plan); Wetlands/Ridge Areas, County for Inventory-Heather Brown. (More than 10% grade equals steep slope.
- Will hit 100 registered Air B&B by the end of the year. Possibility of percent cap for Air B&B.
  - Accessory Structures:  
Minimum of 5' from rear or sideline is State Executive Law, exists for fire protection now. Applies to generator/pools- not just sheds. What should we limit to accessory structures. Definition of accessory structure.
  - Ground Water Study:  
Country reached out to the State to do a County wide water study, Town by Town analysis vs County wide. Well head protection district, Aquafer protection district (letter to state via bypassing code for building signed by Supervisors in Sullivan County). In works with Trout Unlimited (grant) Army Cor of Engineers.