

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

Zoning Review #10 Notes March 10, 2025 6 pm

Attendance:

Robert Eggleton-Supervisor
Jennifer Grossman-Planning Board Chair/Pro-Housing Committee-via zoom
Andrew McRell-Councilman
Glenn Gabbard-Building/Code Enforcement
Peter Manning-Genius Loci Planning
Linda C. Hartley-Zoning Board of Appeals/Pro-Housing Committee
Shiela Shultz-Zoning Board of Appeals Alternate
Gwen Schantz-Pro Housing Committee
Ed Walsh
Tim McCausland-via zoom
Jennifer DeVantier-Secretary to the Supervisor

Call to order at 6:02 by Supervisor Eggleton.

Approval of notes from Meeting #9 February 10, 2025, by Glenn Gabbard and Shiela Shultz with all in favor.

Pro-Housing Committee Update- Gathering Member for the Committee. No project was submitted to Sullivan County for the grant as there was not a project to submit.

Conservation Subdivisions

- Regular subdivisions with open space requirements, no cluster developments.
- Open Space in Conservation requirements will be developed later. Possibility of implementing statute 278. If subdividing a large parent parcel into smaller lot sizes where will the dwellings go? Oversight by the Planning Board with insight from the developed regulation.
- Minimum lot size is 5 acres in RC.
- Bulk Table addition for subdivision. Including major and minor subdivisions with clear protection of public spaces. One lot-one dwelling- must have water, access and sewer.
- Reference subdivisions in zoning section referring to bulk table.

ADU's

- Gwen will find an excerpt from the State of Oregon
- Dwelling must have (4) sleep/bath/living area/kitchen
- ADU's will go to the housing committee and circle back.

Steep Slopes

- Zoning permits based on Bulk table corresponding to land use.
- Bulk table to be expanded for zoning.
- Zoning path for use of property-resource extraction and approvals.

Land Clearing

- Changes to terrain refer to section on slopes and storm water

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Timber Harvesting

- Sawmills are special use currently.
- 480A Enforcement
- Administrative permit required? Administrative vs. Discretionary. -To be continued

Zoning Permits are needed for all items. If it's not on the list it is prohibited.

Ridge Line Protection

- Building a certain height elevation-restricting not banning. Regulation of above 1600 ft elevation circling business corridors and major roadways. Best practice information.
- Fire Code-Access to fire protection.
- Scenic overlay district-some type of criteria for overlay incorporating fire protection.
- Photo needed in these areas looking up.
- Different name from Conservation Subdivision, Prioritizing Open Space.

Agriculture- work on this outside of the Moratorium, after completion.

Peter's Next Step Items:

- Subdivision Regulations- Common space adjustment, water/sewer, multifamily subdivision.
- Work a section for grading, storm water and land clearing. Criteria needs to be outlined specifically in zoning definition. Thresholds.
- Draft a Rockland version of Wheaton.

Next Two Meeting Dates:

Tuesday April 8, 2025, at 6 pm.
Monday May 12, 2025, at 6 pm.