

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

Zoning Review #13 Notes
June 6, 2025
6 pm

Attendance:

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

Call to order at 6:01 by Supervisor Eggleton.

Approval of notes from Meeting #12 May 12, 2025, with several changes, Shiela Shultz will replace Linda C. Hartley on the zoning review committee. Change Items to be left to the Planning Board- percentage of open space required to: Percentage of open space required pends on the number of lots. Motion was made by Linda C. Hartley and Andrew McRell to accept the notes with changes, with all in favor.

Review of the Second Draft of Local Law.

Page 3- Private Open Space definition, Public Green Space definition.

Page 4- Timber harvesting permit-omit this section. Regulation to be listed in the ordinance access permit to town road-these are regulations to pass to the highway department. Include Section 3-D-2, reference to the NYS BMP Field Guide. A road use agreement is already in place and was created by DELTA.

Page 5- Section 3 E, Remove permit. Alter this language but keep. Check on how much can be cleared with leaving the stumps in place.

Elevation height-keep at 1600 feet.

Page 8- Section 4-1-F, Add parking.

Section 4-Open space set aside- 15% open space at least 10% designated to public green space-Planning Board to Review.

How many times can the be subdivided?

Add language: (from time-to-time changes can be made by Resolution of the Town Board).

Section 4-F-2 Words (Facilities, shall) shall to maybe.

Open public green space ties directly into Section 4-B-5.

County is coming out with a Ped. Plan-can go into Open Space Plan later.

No cluster development

NYS DEC locator is a tool to see where existing NYS trails exist now.

<https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

Set back vs. open space- open space does not need a setback. Public green open space can still be adversely possessed. Look at Page 8- Section 4 G.

Open Space Plan for 2030.

Page 10-Section 5- Mostly regulated by DEC. Stump removal. Peter will email to get definite answer.

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Page 13- Section 6 High Elevation protection 1600 feet. Any proposed structure. Section 6 -D-2 leave to Code Enforcement Officer- Code Enforcement will determine if it goes to planning board- put at discretion if needs to go to Planning Board.

Can the County Produce a map of areas above 1600 feet?

Exempting 480A and Ag. Non-Ag and non 480A Clearing activities are subject to the site plan.

Next Meeting review guidelines for above 1600 feet, water resources. Meeting should include Trout Unlimited and Sullivan County Planning and Community Development.

Next Meeting Date:

TU/Sullivan County July 16, 2025, 6pm

Alternate Date for availability- July 22, 2025, 6pm.