

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

Zoning Review #14 Notes July 16, 2025 6 pm

Attendance:

Andrew McRell-Councilman-Zoning Review Committee
Jennifer Grossman-Planning Board Chair/Pro-Housing Committee
Glenn Gabbard-Building/Code Enforcement-via zoom
Shiela Shultz-Zoning Board of Appeals Alternate
Gwen Schantz-Pro Housing Committee
Linda C. Hartley-Pro Housing Committee
Peter Manning-Genius Loci Planning
Heather Jacksy-Sullivan County Department of Planning and Community Development
Jennifer DeVantier-Secretary to the Supervisor

Call to order at 6:00 by Jennifer Grossman.

Approval of notes from Meeting #13 June 6, 2025, with correction to Linda C. Hartley name spelling. A motion was made by Andrew McRell, seconded by Jennifer Grossman with all in favor of accepting the notes with the name change.

Trout Unlimited will not be joining in person this evening, however possibly by zoom.

Heather Jacksy from Sullivan County Department of Planning and Community Development:

- County Comprehensive Plan from 2005-Funding Application is in Progress
- Bike & Ped. Plan Survey- which is currently posted on the Town of Rockland's website in the Community Services Tab.
- O&W Rail Trail- Feasibility Study is completed. Sullivan County is funding the engineering portion of this project for the Town as of now. Construction funding is yet to be secured, not ready to go at this point so funding applications are on hold until next year at this point at the County Level.
- Water and Sewer Infrastructure Inventory Assessment. In the formatting process now. Nothing that can be shown or shared yet. This does not pertain to homeowner private infrastructure-only if it were to trigger a permit. Town of Rockland now shows high water loss and failing meters.
- Aquafer Study is on the list however additional funding is needed to proceed.
- Application is in for Mongaup Water Shed Plan.
- Hazard Mitigation Plan is currently in place; however, it is almost at the end of its useful life. This is a Federal Requirement.
- County Wide Parks and Recreation Plan is in process. Open Space for recreational purposes.
- Resiliency Plan recently completed, change in weather patterns.
- Housing Plan is still fresh. The Housing Trust Fund may be helpful to the Town of Rockland.
- Coordinated Transportation Plan. Move Sullivan.
- Open Space Protection Plan from 2008-will be looked into with the County Comprehensive Plan.
- Sullivan County's funding comes primarily from property taxes and sales tax.

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

Review of the Third Draft of Local Law.

- Timber harvesting- changes were made. Please remove the word shall and fill in with will. No. 2, Highway Permit was added. No. 3, other permits to be aware of. No. 4, Insurance required-(please add) require proof of insurance with the Town of Rockland as a certificate holder.
 - Plug in DEC regulations, more DEC less Code Enforcement. Contact NYSDEC Region 3.
- Section 7 C. define and narrow based on intent.
- 1 acre trigger with stumps left does require a DEC stormwater permit. Stormwater permit is quite stringent.
- Buyer Beware of Town E-Code and changes. Possibility of an insert to tax bill. Also, maybe an update to the website of frequently asked questions. Entry signs for Zoning Districts?
- The term ***purpose*** slides around various sections.
- View Shed analysis could go into the Comprehensive Plan.
- Elevation maps were created; 1600 feet didn't work. 2000 foot and 2200 foot are in hand, however very hard to read, they need color for better understanding of the intent of the map. (overlay district based on elevation).
- Open space set aside section. Need sense from legal counsel before we move forward. Ken Klein needs to review.
- Need an additional six months for the moratorium.

Next Steps:

1. Extend Moratorium.
2. Send the draft to Ken Klein for review.
3. Peter will send over the slides of photos.
4. Assess options for language on Conservation Subdivisions.

Next Meeting Date:

Monday August 4, 2025, at 6pm