

# 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 #15 Notes August 8, 2025 6 pm**

### **Attendance:**

Robert Eggleton-Supervisor-Zoning Review Committee  
Andrew McRell-Councilman-Zoning Review Committee  
Jennifer Grossman-Planning Board Chair/Pro-Housing Committee  
Shiela Shultz-Zoning Board of Appeals Alternate- Zoning Review Committee  
Gwen Schantz-Pro Housing Committee-via Zoom  
Peter Manning-Genius Loci Planning  
Terry Shultz-Community Member  
Jennifer DeVantier-Secretary to the Supervisor

**Call to order** at 6:03 by Supervisor Eggleton.

Approval of notes from Meeting #14 July 16, 2025, motion was made by Jennifer Grossman, seconded by Shiela Shults, Supervisor Eggleton abstains due to absence, all others in favor of approving the notes.

### **Legal Counsel Feedback-Ken Klein:**

Set aside the previously discussed public open space concept. This will be an overwhelming conflict within the community.

### **Conservation Subdivision Presentation provided by Peter Manning. (Innovative Tool)**

Open Space-look at wording, "Clustering."

This tool does not change density. Same number of lots just in a different way.

Statutory Elements-specify where cluster can be done.

Obtain permission to use the graphics in this presentation from Dutchess County and use them in the Comprehensive Plan.

Planning → Foundation, whole system of layering.

Have a green print.

Flexibility on Cluster Location-Required by the Planning Board.

Minimum size requirement for site plan to have Cluster Development.

List of criteria to trigger conservation subdivision.

(side note) Percent for clearing of whatever acreage you own-tie into clear cutting. Storm water-DEC no more than one acre.

Prescribe and Define Zoning Regulation.

Establish acres to trigger conservation subdivision. Mandatory and Discretionary

Density Determination Yield vs. Formula ~ up for discussion. Minimum requirement with yield plan not discretionary.

Open Space Design

Open Space Ownership-HOA (Homeowners Association), menu of options in the regulations. HOA completely approved prior to permit approval from Planning Board.

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### Items of Discussion:

Incentive Zoning comes later not at this point of the moratorium.

High Elevation = Overlay District

Peter will send lots of examples then finalize Conservation Subdivision.

Have a look and the Comprehensive Plan and ensure that the four sections align. (Steep Slopes, Timber Harvesting, Conservation Subdivision, Ridgeline Protection).

Two separate public hearings, one for the Local Law and the other for the Comprehensive Plan.

Section 5: Land Clearing #2 Change- setbacks, cant clear frontage, vegetation between lots.

### Next Steps:

1. Peter will distribute multiple examples.
2. Conservation Subdivision Rules
3. Feedback to Peter Jen G and Rob prior to August 18<sup>th</sup>.

### Next Meeting Date:

Tuesday August 19, 2025, at 6pm

**Adjournment at 8:01 pm.** A motion was made by Andrew McRell and seconded by Jennifer Grossman with all in favor to adjourn the Zoning Review August 4, 2025 meeting.