

Town of Rockland Planning Board
August 6, 2025

Members present: Chairperson Jennifer Grossman, Richard Barnhart, Ryan Edwards and Elizabeth Williams. Absent: Joseph Lambe, John Veleber and Robert Eckert. Also present was Helen Budrock, Consultant and two individuals via Zoom.

Chairperson Grossman opened the meeting with the pledge to the flag. The minutes from the July meeting will be reviewed and approved at the September meeting.

New Business:

- Veronica Brkal – 2182/2220 Old Rt 17, Roscoe – Lot Improvement
An engineer representing Ms. Brkal presented the lot improvement details to the board. After discussion this was deemed a minor subdivision not a lot improvement. This is a 75 acre parcel with two homes located on it. The applicant wishes to divide off a smaller portion including one of the homes. They will re-submit the information in more detail as a subdivision at the September meeting.

Old Business:

- Keiser Re-development Project – Livingston Legacy Holdings
Zach Szabo, project engineer, gave a summary of the project stating that the applicant has recently hired a consultant to work with them addressing reclaiming water before disposal and wastewater treatment needs.

Helen noted that the applicant has successfully met most if not all of the town requirements for this project to move forward to a public hearing. Chairperson Grossman asked that additional project renderings (visual renderings) be provided for the public hearing as well as the site plan. A larger space may be necessary for the hearing and she will contact the fire department about using their meeting room.

Chairperson Grossman suggested the applicant reach out to the O&W Rail trail committee and invite them to the meeting as well.

A resolution was made by Ryan stating that the project has met the town requirements and a public hearing can be scheduled for the September 3rd meeting upon the receipt of visual renderings of the project, the written commitment to complete and submit the SWIPP and submission of materials to Sullivan County for the 239 Review. Elizabeth seconded and all were in favor.

Richard made a motion confirming that this project is a SEQR Type 2 action. Ryan seconded and all were in favor.

There being no further business before the board, Richard made a motion to adjourn, Elizabeth seconded and all were in favor.

Respectively submitted
Rose Mary Hankins