

Town of Rockland  
Planning Board  
July 2, 2025

Members present: Chairperson Jennifer Grossman, Ryan Edwards, Robert Eckert, Joseph Lambe, Elizabeth Williams and John Veleber. Helen Budrock, Consultant was present on Zoom.

Absent: Richard Barnhart

Chairperson Grossman called the meeting to order with the pledge to the flag.

On a motion by Ryan Edwards, seconded by Elizabeth Williams and carried, the minutes from the June meeting were approved.

New Business:

- Special Use Permit Renewal for 57 White Roe Lake Rd cell tower (Emery)  
Cuddy & Feder, representing SBA Communications submitted their renewal application, inspection report and appropriate fee for the cell tower site. The tower was painted in 2023 and other site work was completed as requested. No changes are proposed in the next few years. The applicant is requesting a 2 year renewal or longer.  
There was discussion. On a motion by Robert Eckert, seconded by Joseph Lambe this board grants a two year renewal of this special use upon confirmation from the Code Enforcement Officer that there are no outstanding issues that need to be corrected. This motion carried.
- Keiser Re-Development Project  
Zach Szabo, project engineer, presented updated plans for the project. He stated that they received good feed back from the public information meeting held in January and the town's consultant and were seeking to incorporate some of these things in the overall plan.
  1. Parking needs: multiple parking spaces will be provided along Main Street. They have been in contact with the County DPW and they have no problem with the proposed parking – head in parking with a 5 foot offset (similar to the parking on lower Main St). Zach will get a letter from the DPW stating this. The parking along Pleasant Street will be head in as well, built into the site as well as a sidewalk. There will be ADA parking spots and pathways leading to buildings (6 on Pleasant St and 2 on Main St). There will be a total of 38 spots on Pleasant Street and 11 on Main Street with additional parking on site.
  2. They would like to expand their outdoor seating by removing an existing cinder block addition and adding a new 256 sq ft addition to house a kitchen and bathrooms as well as the outdoor seating.
  3. The entrance and exit roads to the site will be along the sides of the laundry mat building.
  4. The board asked that the flood way and flood plain be clearly shown on the site plan and that a decision be made as to the material used in the parking areas.
  5. There is municipal water and sewer to the site. They are proposing installing a new water line onto the site with new laterals to the buildings that will need service as well as hydrants. Projected water use calculations have been provided. New sewer laterals will also be installed and calculations will be forthcoming, expecting to be less than water consumption.
  6. There were questions about the Sake waste and production smell. The rice will be washed and soaked then squeezed. The fermented water will become sake and the used rice is often used as animal feed. They are looking into securing someone who would like to use this. They are also working with Cornell Cooperative Extension for a NY grown rice supplier. The sake fermentation is a sweet smell not offensive.

Robert expressed his concern over ice and snow removal. Once the streets are plowed snow piles up and reduces parking spaces available. He asked that the applicant have a good maintenance plan in place for snow removal.

Helen chimed in and had few initial comments but will look over the submittal and consult with Chairperson Grossman to formulate comment before the next meeting. With the organic content of the sake plant and industrial user permit may be needed. Sediment traps may also be needed.

Chairperson Grossman asked about the rail trail and biking trail that abuts the rear of the property. The idea is still there to provide a bike rental/repair shop but the rail trail project is moving slow so they will hold off on this part of the project.

There was discussion on fencing and lighting along the property line. The existing buildings and existing fence is the current barrier and in good condition so will remain. Chairperson Grossman asked where they would start the project – they feel they will start off Main Street and moving back – roadways into the site, retail shop in the laundry building, public garden on the Pleasant St corner etc.

Chairperson Grossman asked where they were at with their funding grants. Each avenue is in a different phase but all were moving forward thus their concern with moving forward with the planning review and approval.

There were no further questions or concerns raised by the board. The Chairperson will review the project with Helen and the Code Enforcement Officer and get comments together for the applicant to review before the August meeting. The County will be informed for their 239 Review process as well. Helen feels that this may be a Type 2 SEQR action with the re-use of the existing buildings, she will confirm.

There being no further business before the board Robert made a motion to adjourn, Ryan seconded and carried.

Respectively submitted by  
Rose Mary Hankins, Clerk