

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

Zoning Review #17 Notes September 8, 2025 6 pm

Attendance:

Robert Eggleton-Supervisor/Zoning Review Committee-via zoom
Jennifer Grossman-Planning Board Chair/Pro-Housing Committee
Glenn Gabbard-Code Enforcement/Zoning Review Committee-via zoom
Shiela Shultz-Zoning Board of Appeals Alternate/Zoning Review Committee
Gwen Schantz-Pro Housing Committee
Peter Manning-Genius Loci Planning
Jennifer DeVantier-Secretary to the Supervisor

Call to order at 6:08 by Jennifer Grossman.

Approval of notes from Meeting #16 September 19, 2025, motion was made by Shiela Shultz, seconded by Glenn Gabbard, with all in favor of approving the notes.

Timeline for Supplemental and Local Law

- September 25, 2025-next meeting date-Finalize 2025 Supplement to the Town of Rockland Comprehensive Plan, and present to Ken Klein for legal review.
Must have Ken's feedback by October 3, 2025.
- October 3, 2025, Provide notice of Public Hearing publication to Democrat. **No later than this date.**
- October 7, 2025, Notice of Committee Public Hearing is released in Democrat.
- October 17, 2025-Supplement to Comprehensive Plan-Committee Holds Public Hearing.
- November 6, 2025-Committee Presents Final Supplemental and Local Law to Town Board
- November 6, 2025-Town Board Introduces Local Law and Publication is sent to Democrat.
- November 20, 2025- Public Hearing of by Town Board for Local Law.

Verify these dates with Ken Klein. Glenn will Call Ken once the minutes from Jenn D are done. Jenn D. will email the timeline to Ken after Glenn speaks with Ken.

Comprehensive Plan Supplement

Agriculture

Action 1.3 Peter Updated

Land Use Section

Strategy 4

Action 4.1- Developed- adopt regulations and law.

Action 4.2-mention incentive zoning.

Action 4.3-Note fee schedule

Action 4.4 leave as in in Supplement-hold for County

Action Change 4.6 to 4.5 (numbering adjustment), also Highway Permit for Road-leave site plan review.

Difference between timber harvesting and clear cutting- the remedy, once it has been done how to remedy the outcome.

Strategy 5

Leave in site plan review.

Action 5.1-throught the CAC

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Strategy 6-Leave

Strategy 7- Leave as it does not exist yet.

Please review/look over the Supplement- send any edits to Peter edits are due September 19, 2025. The Supplement will be approved at the next committee meeting.

1600-foot elevation map-need it. Component of legislation. Jen G. will send it to Jenn D. to get it over the County. Graphic Representation.

Local Law

Conservation Subdivision is only in RC.

Private Community Central Water and Wastewater Systems are prohibited in all zoning districts. All this to the Bulk table for all districts.

Private/public open space.

New - Higher Elevation Protection Overlay District.

Updated Chapter 185-Table of Contents is needed.

Section 9- see land clearing.

Correction on Bulk Table- minimum set back.

Final edits are due to Peter by September 19, 2025. Review the Local Law and be ready to discuss.

Next Meeting Date:

Thursday September 25, 2025, at 6pm

Adjournment at 7:55 pm. A motion was made by Shiela Shultz and seconded by Glenn Gabbard with all in favor to adjourn the Zoning Review September 8, 2025, 2025 meeting.