

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

Zoning Review #18 Notes September 25, 2025 6 pm

Attendance:

Robert Eggleton-Supervisor/Zoning Review Committee
Andrew McRell-Deputy Supervisor/Zoning Review Committee
Jennifer Grossman-Planning Board Chair/Zoning Review Committee
Shiela Shultz-Zoning Board of Appeals Alternate/Zoning Review Committee
Linda C. Hartley-Zoning Board of Appeals Alternate/Pro Housing Committee
Gwen Schantz-Pro Housing Committee
Art Riegel-Zoning Board of Appeals Chair-via zoom
Alissa Shipp-Planning Board
Peter Manning-Genius Loci Planning
Jennifer DeVantier-Secretary to the Supervisor

Meeting was called to order at 6:09 by Supervisor Robert Eggleton.

Approval of notes from Meeting #17 September 8, 2025, motion was made by Shiela Shultz, seconded by Jennifer Grossman, with all in favor of approving the notes.

Timeline for Supplemental and Local Law

- Comprehensive Plan 2025 Supplement, Peter will send to Ken for legal review and CC Rob to follow up, 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 16, 2025- pencil in (1) hour prior to TOR Board Meeting for Discussion if needed.
- October 16, 2025- Supplement to Comprehensive Plan-Committee Holds Public Hearing at Town of Rockland Board Meeting.
- October 20, 2025- Ken Klein gets Local Law for legal review.
- November 6, 2025- Must have local law with any revisions back from Ken Klein. **No later than this date.**
- 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.

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Supplement to Comprehensive Plan 2025

Soften wording in III. 2025 Amendments to the 2020 Comprehensive Plan to read “expected by 2028” replacing undertaken before or by 2028.

Everything in the draft associated with this meeting in red has previously been approved by this Committee. The three (3) items in green are for discussion now.

Section 8-Environmental Resources, Strategy 2,

Action 2.4 *Explore the potential to prohibit land clearing and encourage tree restoration along riparian buffers. Areas that benefit most from replanting diverse tree species are those along streams and rivers. And they are the areas that suffer most from removal*

Item reviewed and accepted.

In this section consider articulating what the CAC will be looking at and doing a natural resources inventory, which will lead to the question of where we want to go. Natural Resources plan will be triggered by the Natural Resources Inventory. If a transfer tax can be associated with, collected by TOR, think about placing that on the purchaser, not the seller.

Open Space Plan-Add this language. CAV will work to create and seek funding for Natural Resource Management which shall include acquisition of forest for long term protection, ecologically significant. (Jen G. will email wording to Peter)

Section 11- Agriculture, Strategy 1,

Action 1.4 *Encourage applications for inclusion into Agricultural District 4 Sullivan County. Inclusion for eligible properties in the County’s Agricultural District 4 provides multiple benefits for the landowner and the community. Create awareness of such benefits through materials and workshops in conjunction with Cornell Cooperative Extension.*

Item reviewed and accepted. (Encourage inclusion into Ag. District 4 Sullivan County).

Section 12 -Land Use, Strategy 3,

Action 3.4 *Explore strategies to support climate resilience through forest land expansion and protection. The CAC shall work with experts and stakeholders to consider creation of and seek funding for a Reforestation Plan to serve as a roadmap for the Town to advance tree planting and natural regeneration. Consider purchase of critical forest lands by public entities as the most reliable long-term protection of forests. Incorporate, when appropriate, the goals of the NYS 30x30 initiative to conserve 30% of the state’s lands and waters by 2030.*

Item reviewed and accepted. (shows Climate Smart Community, Climate Resilience, MUS 30x30-gets TOR credit with NYS, reforestation biodiversity plan)

Acceptance of the 2025 Supplement to the Town of Rockland Comprehensive Plan (Draft): A motion was made by Shiela Shultz, seconded by Andrew McRell with all in favor to accept the 2025 Supplement to the Town of Rockland Comprehensive Plan Draft.

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Local Law

Section 9-Red lined removal, Section C #2 remove. Finalized and red lined versions for the public to see the difference between the two if asked upon.

Section 267, 267A, 267B are driven by.

- Need Land Clearing Definition.

Tree preservation ordinance – look to CAC or later.

Section 11- High Elevation Overlay Zone must be depicted on the official zoning map.

Consider an insert into the tax bills so that property owners are aware of zoning and new zoning.

For Public Hearings several slides will be needed for both the Comprehensive Plan Supplement as well as the Local Law.

Adjournment at 8:06 pm. A motion was made by Jennifer Grossman and seconded by Robert Eggleton with all in favor to adjourn the Zoning Review September 25, 2025, 2025 meeting.