

Town of Rockland Planning Board
October 1, 2025

Members present: Chairperson Jennifer Grossman, Vice Chair Richard Barnhart, Ryan Edwards, John Veleber and Elizabeth Williams. Absent: Joseph Lambe, Alissa Shipp. Also present, consultant Helen Budrock, Delaware Engineering, several members of the public and on zoom.

Chairperson Grossman opened the meeting with the pledge to the flag. On a motion by Richard, seconded by Elizabeth and carried, the minutes from the September 3, 2025 meeting were approved.

New Business

- Waldon Trust 2 lot Subdivision – 616 & 624 Hunter Lake Rd, Parksville
The board members reviewed the submitted map and application. The new lot to be created is 1.1 acres and the town requires a minimum of 2 acres. There is currently two houses on the lot with corresponding utilities and driveways. The new parcel will not have lake access, there is no known flood way or wet lands located on the parcel. The reason for the subdivision is to sell one lot and keep the larger one. The applicant will adjust the second parcel size to meet town code and re-submit the application.
- Brkal 2 lot Subdivision – 2182 Old Rt 17, Roscoe
The members of the board reviewed the submitted map and application. Both parcels include a house, utilities and driveway. The map doesn't show the driveway to the second parcel, the applicant will add this to the revised map and re-submit along with a corrected application showing the owners name. The applicant will send notices of a public hearing to all neighboring properties within 500' and post the notice in the town newspaper (Sullivan County Democrat) at least 10 days before the next meeting (November 5, 2025).

Old Business

- Livingston Legacy Holdings LLC – Main & Pleasant Streets, Livingston Manor
John Furst gave an update of the project changes after the public hearing last month, planning board comments and the County 239 Review:
 - Walkability – to and from amenities
 - Parking – 'banking' area for future need. Eliminating Main Street parking spots
 - Lighting plan – proposed and future need
 - Bike racks – at end of the Rail Trail
 - Entrance/Exit lanes by laundry (site distance and signage)
 - Catch basin on Main Street – repair and cleaning
 - Landscape and fencing added for screening of vacant lot (future house build)
 - Dumpster location – between brewery and restaurant with screening
 - SWIPPP submitted – reducing impervious surfaces, adding pervious grass crete pavers (concrete)
 - Bio retention removed due to reducing impervious surfaces
 - Flood way, flood plain – not disturbing the stream banks for the project. Chairperson Grossman suggested the applicant meet with Trout Unlimited to hear suggestions on stream bank stabilization. They offer funding and volunteer help. There are also other avenues of funding for these type of projects (Environmental Facilities Corp; Friends of the Upper Delaware).

Town of Rockland Planning Board

October 1, 2025

Page 2

Helen provided a draft approval document of this Special Use application and reviewed each item with the board members. A letter from the Code Enforcement office depicts this project as a major impact use. A few minor changes were noted and Helen will correct her document and re-submit it this week for the Chairperson to execute and file with the Town Clerk.

On a motion by Elizabeth, seconded by Richard and carried, the public hearing comment period be closed.

On a motion offered by Ryan Edwards that after noted changes are made Chairperson Grossman is authorized to sign the conditional site plan review document presented by Delaware Engineering, motion seconded by Elizabeth Williams and all were in favor. Final approval is then given to this project.

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

Respectively submitted by
Rose Mary Hankins