

Town of Rockland Planning Board  
September 3, 2025

Members present: Chairperson Jennifer Grossman, Richard Barnhart, Ryan Edwards, Elizabeth Williams and John Veleber. Absent: Joseph Lambe, and Robert Eckert. Also present was Helen Budrock, Consultant, Glenn Gabbard, Code Enforcement Officer, several members of the public and several individuals via Zoom.

Chairperson Grossman called the meeting to order with the pledge to the flag. She then closed the regular meeting and opened the public hearing.

**Livingston Legacy Holdings LLC** (Keiser Re-Development Project) Special Use Application.  
Chairperson Grossman gave a brief overview of the project.

John Furst, attorney for the project also outlined the scope of the project. As the project progressed through several planning board meetings many town requirements were met: traffic flow, parking, lighting etc. There were issues with parking on Main St and the applicant offered to eliminate these.

Michael Tucker pointed out the various buildings on the property and what their future use would be -- restaurant, hotel, sake brewery, retail space, welcome center and conference center. Both men addressed questions from the public present.

- Parking: there would be a total of 171 parking spaces throughout the project area.
- Water/Sewer: municipal water will be used in the sake production and all other buildings. The town sewage treatment plant will be able to handle the discharge with pre-treatment in place if necessary.
- Storm water would be mitigated by catchment and recycling the water to use in the bathrooms and watering the gardens (there would be a mix of pervious and impervious surfaces).
- Lighting: lighting would be on the buildings and be night sky compliant.
- Garbage removal: this would be regulated to avoid attracting animals.
- Some landscape screening would be used to screen parking areas. Walkways are planned to guide people throughout the project area of buildings and gardens.
- What is the expected turn around time from start to finish? It is expected to take 18 to 24 months to complete this project. Depending on meeting agency approvals, funding and supply chain. They would work the project from Main Street backwards into the property.
- Do you expect the project to run at capacity all year long? It depends on weather/seasonal use, weekend use verses weekday and the rail trail use.
- What about staff housing? How many jobs will be created? The applicants are working with other agencies to encourage and train young people already here in the county to come on board and work in the needed areas of operation. They own one, two family home and would utilize that for the manager and chef. There is a housing need throughout the county and Livingston Manor is no different. The buildings on the property were not built for housing and would not be cost effective to re-hab them. About 50 jobs will be created.
- Will the sake production have odors? What is the estimated production time/output? The sake production consists of rice, water and yeast, no significant odor is produced during the process. There is a 30 day production time and approximately 35 liters is produced.

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This project was sent to the county for their 239 Review and comments were received addressing several of the items above. They would like to see more information on pedestrian circulation – sidewalks etc; lighting plan for some of the areas for safety and visibility; bicycle infrastructure with the connection to the rail trail and addressing the catch basin on Main Street where their entry is proposed.

Chairperson Grossman stated that the board would like to keep the public hearing open for written comments only for the next 30 days while waiting for the applicant to be in touch with the county planning department to satisfy their concerns on the 239 Review.

On a motion by Richard, seconded by Elizabeth and all being in favor the public hearing for oral comments be closed while written comments would be accepted for another 30 days.

On a motion by Richard, seconded by Ryan, the regular meeting of the Town of Rockland Planning Board was re-opened. Carried.

The minutes from the July 2, 2025 meeting were previously distributed. On a motion by Elizabeth, seconded by Ryan these minutes were accepted as distributed. Carried. Richard abstained.

The minutes from the August 6, 2025 meeting were previously distributed. On a motion by Richard, seconded by Ryan these minutes were accepted as distributed. Carried. John abstained.

Discussion followed on the Livingston Legacy Holdings LLC project with the town consultant.

New Business:

- Waldon Trust Subdivision: there was no one present to discuss this application so it was tabled until the October meeting.

There being no other business before the board Elizabeth made a motion to adjourn, John seconded and carried.

Respectively submitted  
Rose Mary Hankins, Clerk