

TOWN OF ROCKLAND PLANNING BOARD

APRIL 8, 2026

Members present: Chairperson Jennifer Grossman, Vice-Chair Richard Barnhart, Ryan Edwards, John Veleber, Joseph Lambe, Elizabeth Williams. Absent: Alissa Shipp

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

On a motion by Richard, seconded by John the minutes of the January meeting were approved as previously distributed, carried unanimously, Jennifer abstained as she was absent from such meeting.

OLD BUSINESS

- Waldon Trust 2-lot Subdivision – 616 & 624 Hunter Lake Rd, Parksville
Submitted originally in October 2025, the newly created lot did not meet the then-effective 2-acre minimum. Resubmitted in April 2026, with the 2-acre lot but during the time gap, the Town adopted new regulations in December 2025 requiring 5-acre minimum parcels. The Board cannot waive this requirement and suggested the applicant either re-draw the proposed lot line to meet the 5-acre requirement as the entire lot is approximately 10+ acres or appeal to the ZBA for an area variance.

NEW BUSINESS

Richard Barnhart recused himself from the board for the following review and discussion.

- BEAVERKILL MNT CORP Site Plan Review for a Community Septic System
The Corporation owns several properties in the Lew Beach area. These four are side by side and all are in various stages of septic system failure. The current systems are near the stream and need improvements. The applicant is proposing a community system to accommodate these parcels. The new code regulations prohibit community systems. Tom Ward, Engineer, was present and stated that he knew that state regulations allowed for rebuilding and upgrading existing systems. Apparently, each system can still be upgraded individually.

The Board suggested the applicant reach out to the Code Enforcement Office for a building permit to replace/repair the existing systems individually or the ZBA chair to explore a Use Variance.

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Richard Barnhart re-joined the Board.

- TIALT,LLC – Phil Vallone: 12 Lot Subdivision – Rockland Rd, Roscoe

Phil Vallone owns a large parcel of land along the Rockland Rd (approximately 500 acres) and given the need for affordable housing and his participation in the Town's Pro-Housing Committee, he is interested in subdividing this parcel and creating 12 small lots for a total of about 5 acres. He would be building a small rental home on each lot (2 bedrooms/1 bath). Each proposed lot is 10,000 +square feet (1/4 acre). He would be holding back and donating two acres to the Tunnels to Towers organization for veterans in the future.

At this time the Vallone family has no intention to sell these lots and would continue to own the property and rent the homes as long term rentals, not short.

The homes would be connected to municipal water and sewer. The nine in front would be in-district users with the back lots being out of district users requiring approval from the Town Board to include.

There is approximately 540' of roadway within the development that would be maintained by the owners. This would not be a town road and most likely be graveled to reduce runoff. Minimal landscaping will be provided.

Mr. Vallone has reached out to the school BOCES program requesting student help in building these homes – a great educational opportunity in construction, electrical and plumbing trades.

The Chair and Vice Chair have visited the site and encourages the other board members to do so. The site is well situated, and the rental homes would be an asset to the town. John stated that this was a good option for housing at no cost to the taxpayers. Ryan also advocated for this project as there is very little inventory of property for rentals. Elizabeth asked how the rent would be established and maintained as affordable. Mr. Vallone stated that a formula would be used calculating his investment and return.

Mr. Vallone stated that he would be using his own funds and not be obligated to go to outside agencies that may or may not impose restrictions on the project.

Engineer Tom Ward stated as a residential development the storm water regulations would be less than if it were a commercial project: he will prepare a SWPP.

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The site is very flat, and runoff and erosion would be minimal with only about 3 of the 5 acres of land disturbed in the construction process.

Moving forward, Mr. Ward would update the site plan, adding proposed utilities; landscaping; lights etc. He would submit a storm water plan as well. He submitted the short EAF Part 1 with the application as this is an Unlisted Action under SEQRA. The board members will review this and complete the Part 2 and 3 of the EAF to finalize their determination of significance.

The project will also be subject to County 239 Review. The appropriate paperwork will be submitted to Sullivan County as well as Delaware County, the DEC and the Department of Health to establish the Town as Lead Agency for SEQRA.

Once all paperwork has been submitted and completed, and responses received from Interested and Involved Agencies, this Board complete its SEQRA review and plan for a public hearing.

Richard Barnhart made a motion that the Town of Rockland Planning Board be lead agency for this project, Ryan Edwards seconded and all were in favor.

Chairperson Grossman spoke to the board members about the member changes. Elizabeth will be moving in June, Ryan is not interested in renewing his term (ending December) as his life is getting busier, and Richard would like to close out his service after many years on the Board.

Rob Eggleton was in attendance and introduced Dylan Neuhaus. Dylan has two businesses in Roscoe but lives in Walton. He is interested in serving on the Board. Chairperson Grossman stated that she had another name or two to check in with to fill these seats.

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

Respectfully submitted,
Rose Mary Hankins, Clerk