Town of Rockland Planning Board
October 7, 2026

Members present: Chairperson Jennifer Grossman, Ryan Edwards, Megan Kinealy, John Veleber, Cameron Shaw. Absent: Dylan Neuhaus, Alissa Shippe

Chairperson Grossman opened the meeting with the pledge of allegiance. On a motion by Ryan, seconded by Megan the minutes of the previous meeting were approved as previously distributed. Chairperson Grossman noted that a vice-chair had not been elected since Richard Barnhart left the board. She nominated John Veleber, Megan seconded and all were in favor. She also took a moment to welcome Cam to the board.

Old Business:

Chairperson Grossman gave an update on the two projects in the works:

LM/Roscoe Library – the library was still in the process of working with the Town Board to solidify the details of a land swap. They received a letter from the County stating that they own the roadway to the curb and have no intent to maintain sidewalks etc. The project expects to attend the November meeting.

Beaverkill Mountain Corp – they are in the process of securing their SPDES permit and have submitted an application. They have applied for a road permit from the Town Highway department to be able to bore under the road. Once these permits are secured they will be back before the board.

Old Schoolhouse – while this project has not come before the board the applicants have been in touch with the Code Enforcement Office and are applying for funding through the NY Forward grant. The applicants were not able to submit appropriate paperwork before the meeting deadline. They have made changes to their original application of retail only to a mixed use of retail and housing. This change will trigger a Planning Board review.

Chairperson Grossman recused herself from the Board and the vice-chair took over.

New Business:

- Coyne Lot Improvement – James Severing gave an overview of this lot line improvement. Mr. Coyne owns property on both sides of Old Route 17 (known as the old airport property), and wishes to build a garage for equipment storage. The Code Enforcement Office stated that a dwelling must be built before a storage structure. The lot improvement is to annex a portion of the home property lot to the vacant piece in order to construct a storage building. The two lots are located on either side of the roadway, this lot improvement is allowed by code.
  Megan made a motion to approve this 0.15 acre lot improvement application, Ryan seconded and all were in favor.

Chairperson Grossman re-joined the Board. She encouraged the board members to get in their four hours training before the end of the year. She did note that there would be a seminar coming up hosted by the Upper Delaware Council that would fulfill this requirement and she would forward the e-mail for registering.

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

Respectfully submitted, Rose Mary Hankins