

Town of Rockland Planning Board
May 6, 2026

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

Vice Chairman Barnhart opened the regular meeting of the Town of Rockland Planning Board with the pledge to the flag.

On a motion by Ryan, seconded by Elizabeth and all being in favor, the minutes of the April meeting were approved as distributed.

Old Business

- Vallone Subdivision – tabled until later in the meeting

New Business

- Livingston Manor-Roscoe Library – new building project

Ms. Amy Hines presented an overview of the proposed new building project for the Livingston Manor branch of the library. Last year they bought the Eastern Star building that sits to the left of the current library building. This is a separate lot and in the future will be combined. The Eastern Star building is in poor condition and renovation costs to retrofit would not be feasible.

The Library board is proposing removing both buildings and constructing a new, larger facility that will meet current and future needs of the community. They are looking for information as to how to move forward through the town channels for this new building – parking requirements, storm water plan etc.

The Library has received over \$300,000 in gifts to begin the feasibility study, survey, and preliminary architectural plans of the project. The early estimates of the project are \$5 million+/- . They will be applying for funding to cover the whole cost. They do not expect to incur any tax levy for construction costs.

Ms. Peggy McGuire presented a slide show and spoke of the current and future of the Library:

- The current building is 2100 square feet of space and the current needs have outgrown it. There isn't enough room to accommodate more than one group or activity at a time.
- Limited storage space, tech space, green space and handicap accessibility exist.
- There is no consistent architectural design style among the Main Street building so the new library design has no clear direction to choose from.
- The new building would be a 6100 square foot single story structure consisting of several activity spaces allowing for more than one event to take place at a time.
- Energy efficient lighting and heating are planned with solar panels on the roof hoping to achieve a net zero energy usage.
- The Library will plan several community meetings during the planning phase of the project to garner helpful feedback.

The board members offered a few comments and thanked the Library representatives for their presentation.

Vallone Subdivision – there were no updates to offer for the project at this time.

Public Comment

Mrs Bella Farquar, 464 De Bruce Rd, was present and had concerns over a building permit that was issued to her neighbor (462 De Bruce Rd) for the building of a large garage on his property in her back yard. It was an accessory use permit, issued in the owners' deceased mothers name approximately 9 months ago and the building was just now constructed. It is a 2-car garage with a 5' loft and is 40' long, located on the side yard of the dwelling.

She questions the validity of the structure/permit and feels it could be a fire hazard with other structures in close proximity and well as being in her view shed area with no notification given in advance.

Vice Chairman Barnhart addressed her concerns stating that the Planning Board cannot do anything about this as it was an accessory use and not a special use subject to Board review. Mrs. Farquar asked what or where she should turn to next to address her concerns. Ryan suggested a conversation with her attorney moving forward.

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

Respectively submitted
Rose Mary Hankins