

Town of Rockland Planning Board
June 3, 2026

Members Present: Chairperson Jennifer Grossman, Ryan Edwards, Elizabeth Williams, John Veleber, Dylan Neuhaus, Megan Kinealy. Absent: Joseph Lambe

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

On a motion by Ryan, seconded by John and carried the minutes of the May meeting were approved as distributed. Jennifer, Dylan and Megan abstained.

Chairperson Grossman took time to introduce the two newly appointed board members – Dylan Neuhaus and Megan Kinealy. She also wanted to thank Richard Barnhart for his many years of service and knowledgeable input serving the Planning Board. It was also noted that this meeting would be Elizabeth's last as she will be moving out of the area.

Old Business:

- Heather Waldon Trust – 2 Lot Subdivision – 624 Hunter Lake Rd, Parksville
Submitted originally in October 2025, the newly created lot did not meet the then effective 2 acre minimum. Re-submitted again in April 2026 with the 2 acre lot size but during the time gap the Town adopted new regulations requiring 5 acre minimum parcels for R5 zones and so this board rejected the application. Upon further investigation it became apparent that the parcel is located in an R1 zone, not R5 and this 2 acre subdivision is acceptable.
A public hearing will be held at the next meeting, July 1st at 7 pm. The applicant is responsible for notifying neighboring property owners within 500' and posting a notice in the Towns official newspaper.
Elizabeth made a motion to approve the Waldon Trust Subdivision, Ryan seconded and carried.
- TIALT, LLC – Phil Vallone: 12 Lot Subdivision – Rockland Rd, Roscoe
This application was submitted in April 2026 and reviewed. County 239 review packets were sent out at that time to both Sullivan County and Delaware County, NYS Department of Health and the NYS DEC. No responses were received to date.
The applicant submitted Part 1 of the SEQR short form and this board has the obligation to review and complete Part 2 determining if this project will cause a small or large impact to the environment. Chairperson Grossman read each question and the board answered such. She also read a draft statement concerning the project. There were no amendments or comments from the board members to the statement. Chairperson Grossman signed Part 3 of the short form SEQR.
Elizabeth made a motion to declare a negative declaration for the TIALT, LLC 12 lot Subdivision, Megan seconded and it was carried. The Town of Rockland Planning Board has declared itself as lead agency with no objections from agencies notified. A public hearing will be held at the next meeting, July 1st at 7pm. The applicant is responsible for notifying neighboring property owners within 500' and posting a notice in the Towns official newspaper.

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New Business:

- **Jeff & Luann Roberts Family Trust - 2 Lot Subdivision – Old Route 17, Livingston Manor**

Jim Severing presented this application. Across the county road from the Roberts' home is a lot that has a small cabin and a storage shed on it. This cabin was previously used as a small retail shop known as the Ashley Rose, the shed was a seasonal plant shop.

Jim explained that the Roberts' would like to split off and sell the left side of the lot which includes the small cabin retaining the right side which includes the plant shed. The right side yard comes up about a half a foot short in meeting the town code between the buildings. This parcel is located in the General Business district. Jim noted Town Code Section 185-15 which allows for the Board to permit the side yard to be varied.

The new owner loves the cabin and would like to use it as a personal office space. She manages a few rental properties and would not necessarily be entertaining clients in the space. There was discussion on parking and it was determined that there would be room for two at least. There were no other questions or concerns raised by the board. A public hearing will be held at the next meeting, July 1st at 7:15 pm. The applicant is responsible for notifying neighboring property owners within 500' and posting a notice in the Towns official newspaper.

This subdivision will need County 239 Review.

Megan made a motion to approve the Roberts Family Trust 2 lot subdivision, Elizabeth seconded and carried.

- **Oscar Realty Holdings LLC – 2 Lot Subdivision – White Roe Lake Rd, Livingston Manor**

Grant Decker presented this application. This parcel is over 107 acres and is situated near Trojan Lake on White Roe Lake Rd. The applicant would like to divide off a 16 acre parcel along the right side of the whole parcel. This new parcel would overlook Trojan Lake and the applicants intend to build a house on the back part. A 50' wide deeded strip of property would access the bulk of the new parcel. Soil and perk tests have been done and the Highway Superintendent has been consulted on the driveway access point and an application for the permit will be submitted. The utilities would be run in along that 50' strip as well. The remaining 90 acres would be left vacant at this time.

There was discussion on flag lots. This parcel is located in the RC Zone requiring 5 acre minimum lots. The proposed new lot meets the Town Codes and a public hearing will be held at the next meeting, July 1st at 7:20 pm. The applicant is responsible for notifying neighboring property owners within 500' and posting a notice in the Towns official newspaper.

John made a motion to approve the Oscar Realty Holdings 2 lot subdivision, Dylan seconded and carried.

- **Harris Lot Improvement – 9 & 11 Railroad Ave, Roscoe**

Approximately 40 years ago these lots were one parcel then they were split into two lots, to separate the house from the business. There is concern with the sewer main going between the buildings back to the cemetery and so 0.13 acres would be taken from the business lot and added to the house lot. There being no concerns from the board Elizabeth made a motion to approve this lot improvement, Ryan seconded and carried.

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

Respectfully submitted, Rose Mary Hankins