

Town of Rockland Planning Board
July 1, 2026

Members Present: Chairperson Jennifer Grossman, Ryan Edwards, Dylan Neuhaus, Megan Kinealy and John Veleber. Absent: Joseph Lambe, Alisssa Shippe. Several members of the public were present on Zoom.

Chairperson Grossman opened the meeting with the pledge to the flag.

At 7:00 pm on a motion by Ryan, seconded by John the regular planning board meeting was paused and the public hearing for the Waldon Trust 2 Lot Subdivision was opened.

Chairperson Grossman gave an overview of the project stating that this project meets the Town zoning requirements. Application, fee and public hearing notice and proof of mailings were submitted. She then opened the floor for comments or questions. Heather Waldon was present and addressed the concerns voiced. There being no further comments Chairperson Grossman closed the public hearing.

At 7:08 pm the public hearing for the TIALT LLC 12 Lot Subdivision was opened.

Chairperson Grossman gave an overview of the project stating that Mr. Vallone had been active on the Town's housing committee and felt he could help by providing affordable housing with this project. This board has reviewed the project and completed the SEQR forms declaring a negative impact of environmental significance. Application, public hearing notice and proof of mailings were submitted. She then opened the floor for comments or questions.

Sheila Shultz thanked Mr. Vallone for his work on the housing committee and asked his thoughts on 'affordable' housing. He stated that he would be making every effort to keep project costs down in order to keep rental costs down. Mrs. Shultz asked about the houses themselves – they would be one story structures approximately 1000 square feet with two bedrooms and two baths. They would be stick built and of a basic design with some variation to allow for some uniqueness. Mr. Vallone hopes to be able to begin the project in the spring of 2027.

Mrs. Shultz questioned why two of the lots were different. Mr. Ward, engineer for the project, stated that Lots #1 & 6 were reserved in order to be available for storm water basins should the need arise. Two lots would be donated to the Tunnels to Towers organization for veteran housing needs. Mr. Vallone stated that if anyone knew of any veteran in need of housing to let him know and he would put them in touch with this organization.

Chairperson Grossman read a letter submitted in reference to this project. Dale Rexrod stated that he owned acreage near the project and used it for hunting. His property is on the Hoffer Rd and beyond the project site. The chairperson also received a call from a long time resident that wanted to pass on information that the site had previously been mined for gravel and the area filled in with large boulders.

There being no further comments Chairperson Grossman closed the public hearing.

At 7:26 pm the public hearing for the Oscar Realty Holdings 2 Lot Subdivision was opened. Mr. Decker gave an overview of the project and provided the board with a statement from the highway superintendent noting that the area will qualify for driveway access, application, fee, public hearing notice and proof of mailings.

Susan, via ZOOM, asked to see the map closer and Mr. Decker explained the division of the property. Sixteen acres of the 100 in total would be sectioned off. The property is in the RC zone with a 5 acre lot minimum.

There being no further comments Chairperson Grossman closed the public hearing.

At 7:33 pm the public hearing for the Roberts Family Trust 2 Lot Subdivision was opened.

Chairperson Grossman gave an overview of the project stating that the small cabin formerly used for retail is now proposed to be used as a home office. The property sits in the GB district with no minimum lot size requirements. There is parking available on the side and in front.

There being no comments from the public present Chairperson Grossman closed the public hearing.

On a motion by Ryan and seconded by Dylan and all being in favor, the regular meeting of the Town of Rockland Planning Board was resumed.

Old Business

- Waldon Trust Subdivision: There being no objections or concerns raised by the Board, Megan made a motion to grant approval of this subdivision, Dylan seconded and carried.
- TIALT, LLC Subdivision: There being no objections or concerns raised by the Board, Megan made a motion to grant conditional approval of this subdivision upon receipt of Department of Health approval, John seconded and carried.
- Roberts Family Trust Subdivision: There being no objections or concerns raised by the Board, Dylan made a motion to grant approval of this subdivision, Megan seconded and carried.
- Oscar Realty Holdings LLC Subdivision: There being no objections or concerns raised by the Board, Ryan made a motion to grant approval of this subdivision, John seconded and carried.

Chairperson Grossman reminded the board members to complete their 4 hours training requirements. On a motion by Ryan seconded by Dylan and carried, the minutes of the June meeting were approved as previously distributed.

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

Respectively submitted,
Rose Mary Hankins