

Town of Rockland

September 2, 2026

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

Chairperson Grossman opened the meeting with the pledge to the flag. On a motion by Ryan, seconded by Dylan the minutes of the August meeting were approved as previously distributed.

Old Business:

- **Beaverkill Mountain Corporation – Community Septic System**

This project had been previously presented to the Planning Board, denied and sent to the ZBA for review. The ZBA has granted their approval of an Area Variance. The project consists of updating and combining 2 septic systems serving 3 parcels at 2 Mary Smith Hill Rd. and 1535 Beaverkill Rd. with 1517 Beaverkill Rd. All parcels are in the NB zoning district of Lew Beach.

These septic systems are pre-existing and non-conforming and prone to flooding during high water events.

The new system will include an additional dosing station before being pumped into leech fields. All current tanks will be removed and replaced.

The force main under Shin Creek and Mary Smith Hill Rd will be bored instead of dug to cause minimal disturbance.

Permits will need to be secured for boring under the road and stream. The work may be done this year, depending on the contractor.

The applicant provided comments from the DEC. A SPDES approval still needs to be secured as well as SEQR review.

Megan made a motion that the Town of Rockland Planning Board be lead agent for the SEQR review, John seconded and all were in favor.

Once the applicant receives DEC approval then they will come back and the environmental review can take place.

- Livingston Manor/Roscoe Library – Special Use/Lot Improvement

The size of the building proposed triggers the Special Use application per Town code #185.17.

Amie Hines representing the Library stated that the Town has approved the sale of a small strip of property around the parameter and they would like to combine the three parcels into one lot for a Lot Improvement – 92 Main St (original Library property); 94 Main St (formerly the Eastern Star property) and the strip from the Town.

The Library also requests variances for side yard, front yard and rear yard setbacks. The board members reviewed the maps provided and referenced the Town code for yard regulations (185.15).

John questioned the need for such a large building (6000 sq ft) compared to what is currently being used by the Library (1900 sq ft). The Library feels that a larger space will accommodate more programs as well as a community event space that will house 90+ people instead of the 30 or 40 in the current location.

There was discussion on parking and traffic flow. The Library is hoping to purchase more property in the future to accommodate parking needs and hoping that one of the Town spaces can be designated ADA for now.

The Library will need to provide written approval from the County DPW for the County road frontage/sidewalk; final decision from the Town on the property purchase; sidewalk and parking specs; possible SWIPP and full size maps for review. The board also requests backup data for program needs to justify the large building proposed.

Once these things are provided the Board will continue the review/approval process. Megan made a motion that the Town of Rockland Planning Board be lead agent for the SEQR review, Dylan seconded and all were in favor.

Chairperson Grossman informed the board members of an opportunity to get their training hours. The County Planning Department is hosting training on September 14th with dinner provided. She encouraged the members to sign up for this training.

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

Respectfully submitted, Rose Mary Hankins