

Town of Rockland Planning Board
June 3, 2015

Members Present: Chairman Thomas Ellison, Nancy Hobbs, James Severing, Chris Andreola, Richard Barnhart and Joy Wood. Absent: Robert Eckert. Also present: Code Enforcement Officer, Glenn Gabbard

Chairman Ellison opened the meeting with the pledge to the flag. On a motion by Jim, seconded by Nancy, the minutes of the May 6th meeting were accepted as distributed.

Mr. Rick Bishop, Sweet Mountain Berry Farms, appeared before the board seeking information for a friend interested in purchasing the ChrisSmith building on Rock Avenue, Livingston Manor. He is interested in opening a coffee bean and cocoa bean roasting business. His concerns centered on what restrictions might be imposed under a special use permit.

There was discussion. As the friend investigates the necessary equipment for such an operation it was suggested that he examine options for air scrubbers to mitigate the issue before it becomes a problem. He should bring in information concerning odor and noise control, hours of operation, amount of delivery traffic etc. for the board to review. This is considered an agriculture process and needs the special use review and public hearing for approval.

An e-mail had been received from Mr. Handel concerning Dundus Castle. Mr. Handel would like to renovate the castle and turn it into a bed and breakfast operation with a restaurant. This may be a historical property with conservation restrictions attached to it. Chairman Ellison will contact Mr. Handel.

Updates:

- Workshop to review town codes set for June 10th at 6:30 pm for the Planning Board, ZBA and town board members.
- Roscoe Land Development Corp changed the location of the structure contrary to the approved site plan. Chairman Ellison spoke with Ken Klein and a note on the map was his suggestion with more oversight during the construction process.
- There has been no movement on the cell tower roads. There had been a theft of all the copper wires within the equipment footprint, apparently not unheard of for these un-manned sites.
- Vitale Mill property - an environmental company has done some soil test drilling and may come before the board with a subdivision plan and site plan for a Dollar General store.
- Chris noted that he had received a flyer offering to purchase spring water from properties.

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