

Town of Rockland Zoning Review
August 14, 2024
95 Main Street Livingston Manor NY

Attendance: Robert Eggleton-Supervisor
Andrew McRell-Councilman
Ryan Edwards-Planning Board
Robyn Almquist-Planning Board
Elizabeth Williams-Planning Board
Linda Hartley-
Jennifer Grossman-Planning Board Chairperson
Jennifer DeVantier-Secretary to the Supervisor

Review minutes from the last meeting of the Town of Rockland Zoning Review. Chairman of the Zoning Review has been switched to Robert Eggleton in place of Andrew McRell.

The recently passed moratorium will need several wording corrections. Working with the Town attorney Ken Klein however this will most likely not be received prior to the Town Board Meeting tomorrow evening. This wording is for smaller subdivisions.

Moratorium Topics of Discussion:

- Minor vs. Major subdivisions with respect to zoning areas. Development lot size 2 acres. Reducing lot coverage percentage.
- Subdivisions in RC with overlays. Larger lot sizes-possibility of not subdividing larger parcels or sensitive areas with overlays.
- Plenty of land/manageable growth- Housing is needed. A certain percentage of housing needs to be affordable.
 - Incentive zoning for affordable housing. (RUPCO-SFD, Green development Design)
 - Limit B&B's (SRT) by zoning district-explore what others have done.
 - How many STR are in the downtown business area?
 - Consider increasing the fee for STR in the Business District or parking requirements.
 - Does the Comprehensive Plan need to be amended to add Affordable Housing? (Section on this is in the Plan).
 - Floodplain / Flood zone restraints and restrictions.
 - Sewer Plant/Infrasture Capacity
 - Could housing go up in height? Burdon to Fire Districts, potential thoughts in certain overlay areas with special sprinkler systems.
 - Provide roads that meet the Fire Districts requirements. Town currently owns 108 miles of road; additional roads will need to be Homeowners Association (HOA).
 - Identify Properties that could be possible to accommodate affordable housing.
- 80 percent of the Town is in the RC district.
- Post Bond Idea.

Task Items:

- Sensitive Areas Outreach. (soil, geology, groundwater)
Sullivan County is doing a wastewater study on infrasture County wide.
- Aquafer Study-Reach out to the DRBC to see if they could assist.
Last aquafer study was done in 1962 by Sullivan County.
- Zoning Maps- well head protection districts, view shed overlay, conservation district.
(Assigned to Rob Eggleton)

- Invite personnel from RUPCO, PACE or other resources to the meeting after maps have been reviewed for suggestions.
(Assigned to Jennifer Grossman)
- Natural Resource Inventory
(Assigned to Peter Manning)
- Steep Slopes
(Assigned to Jennifer Grossman)
- Breakdown of STR in each district.
(Assigned to Glenn Gabbard)
- Visit PACE website.
(Assigned to all)

Next meeting date will be September 11, 2024, 6:30-8:00 pm. Please invite Peter Manning.