

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

P.O. Box 964, Livingston Manor, New York, 12758
845-439-5450 Ext. 102

Zoning Review #9 Notes February 10, 2025 6 pm

Attendance:

Robert Eggleton-Supervisor
Jennifer Grossman-Planning Board Chair
Andrew McRell-Councilman
Peter Manning-Genius Loci Planning
Shiela Shultz-Zoning Board Alternate
Glenn Gabbard-Building/Code Enforcement
Gwen Schantz
Linda C. Hartley-Zoning Board
Elizabeth Williams-Planning Board
John Velber-Planning Board
Robyn Almquist-Zoning Board
Caitlin Martusewicz – circle architecture via zoom
Jennifer DeVantier-Secretary to the Supervisor

The meeting was called to order at 6:05 by Supervisor Eggleton.

Minutes were approved by Jennifer Grossman and Glenn Gabbard from the January Meeting #8 with all in favor.

Unsafe Buildings Presentation Top 10 with updates presented by Glenn Gabbard. All of the properties presented are privately owned. Contact Kaitlyn Castillo in the building department for a copy of the presentation if needed.

Circle Architecture shared a link regarding asbestos testing funding <https://dec.ny.gov/environmental-protection/water/water-quality-quality/nps-program/funding-programs>.

120 Main Street-Shift this to the Pro-Housing Committee and return to Zoning Review.

Define starter home and possibly incentivize-shift to Pro-Housing Committee and Return to Zoning Review.

Bulk Tables Review

RC District-Proposed

- Set backs and lot size
- 5 acre minimum
- 300 foot road frontage
- 50 foot set backs
- 10% Max Coverage
- Tree Cutting Trigger
- Mobile home park in RC District-remove as a special use
- One building per lot.
- No Cluster Development in RC

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Zoning Cumulative become majors.

Cluster Development allow or disallow? Examples include North Branch Commons, Blackberry Lake- consensus is to disallow cluster development in RC, also to remove Cluster from the Comprehensive Plan altogether.

Timber Harvesting and Tree Forested Area Removal

- Timber harvesting is defined as commercial intent for resale.
- Clearcutting- more than 1 acre with stumps removed requires a SPDES permit. (Stormwater Environmental Permit) Forestry Management Plan in place. Percent removed from based on lot size.
- Clearcutting versus Environmentally Friendly combo to suit the town- Combination of tools; preserve scenic qualities and spaces, open space plan creation.
- Viewsheds/Overlays mesh into cutting timber.
- Scenic Overlay Standards Ridge Line, View Shed- some regulation of how you develop your lot.
- Preamble → Triggers → Planning Board
- Look at timber cutting is not in 480A Forestry Plan = Exemption
- Permit for percent removal of cutting forested area.

Next Meeting

- Look into Town of Hunter Timber Harvesting Law
 - Triggers, exemption, fines, fees
- County Steep Slopes Map with topo elevations
 - Steep Slopes Plan
 - Water Resources
- Conservatory Council

April Meeting

- Agriculture

March Meeting Date:

March 10, 2025 at 6pm.

Meeting adjourned.