

Public Hearing Minutes
Monday, August 1, 2016 at the Rockland Town Hall
Called to order by Chairman Cashman at 6:55 p.m.
Adjourned at 6:59 p.m.

The Clerk, Treasurer, Chairman Cashman and Supervisor Van Vonderen were present. Supervisor Lasee was absent. Bob Gerbers, Zoning Administrator, and John Brittnacher, Greenleaf Volunteer Fire Department, and other members of the public were also in attendance. Clerk Charette verified that the meeting was properly noticed and published. Chairman Cashman read the agenda.

Open the record

M/M by Chairman Cashman to open the record at 6:55 p.m.; seconded by Supervisor Van Vonderen.
Motion carried.

Ordinance #2016-03, amending 18-01.14 Estate Residential 5-Acre (ER-5) District, B. Uses, 2. Conditional Uses to include paragraph j. Additional activities as approved by the Town Board and amending 18-01.15 Estate Residential 10-Acre (ER-10) District, B. Uses, 2. Conditional Uses to include paragraph y. Additional activities as approved by the Town Board

Chairman Cashman stated that this language was added under conditional uses of other zoning districts in 2013. The Town Board missed this language in the ER-5 and ER-10 Zoning Districts at that time.

Planning Commission recommendation

Supervisor Van Vonderen stated that the Planning Commission discussed the addition of this language to the ER-5 and ER-10 Districts and recommended that the Town Board adopt these amendments to the ER-5 and ER-10 Districts at its June 16, 2016, meeting. Van Vonderen noted that there was concern expressed that including this language would leave these types of decisions open ended. However, Supervisor Van Vonderen explained that this new language will be added to the ER-5 and ER-10 Zoning Districts under the conditional use section. Conditional uses require a public hearing and a specific process for granting them. This process has checks and balance built into it. Van Vonderen explained that is impossible to list all items that could potentially be considered for a conditional use in a certain zoning district. This new language provides the Town the opportunity to view items that may not have been thought of while also requiring that proposed use to be reviewed by the Planning Commission, the public, and the Town Board.

Zoning Administrator recommendation

Bob Gerbers, Zoning Administrator, stated that this was an oversight to not include this language in the ER-5 and ER-10 District when the other sections were amended in 2013. Gerbers agrees with the Planning Commission that this language should have been included in the ER-5 and ER-10 Districts and should be included now.

Public input

None

Close the record

M/M by Chairman Cashman to close the record at 6:59 p.m.; seconded by Supervisor Van Vonderen.
Motion carried.

ADJOURNMENT

M/M by Chairman Cashman to adjourn at 6:59 p.m.; seconded by Supervisor Van Vonderen. Motion carried_Hearing adjourned at 6:59 p.m.

All minutes have been taken truthfully and honestly and to the best of my knowledge and ability.

Jann Charette
Town Clerk

Minutes approved as written / with corrections (**strike one**) by the Town Board on Monday, August 15, 2016.

Dennis J. Cashman
Town Chairman