

TOWN OF ROCKLAND

OFFICE OF THE SUPERVISOR

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

Zoning Review #11 Notes
April 8, 2025
6 pm

Attendance:

Robert Eggleton-Supervisor
Jennifer Grossman-Planning Board Chair/Pro-Housing Committee
Glenn Gabbard-Building/Code Enforcement
Peter Manning-Genius Loci Planning
Shiela Shultz-Zoning Board of Appeals Alternate
Gwen Schantz-Pro Housing Committee
Ed Walsh-Board of Assessment Review
Melinda Meddaugh-Cornell Corporative Extension
Robyn Almquist-Zoning Board of Appeals
Art Riegal-Zoning Board of Appeals Chair
Dave Collins
Chris Nickell
Iris Fen Gillingham
Wes Gillingham
Jon Sutherland
Justin Sutherland
Jennifer DeVantier-Secretary to the Supervisor

Call to order at 6:10 by Supervisor Eggleton.

Approval of notes from Meeting #10 March 10, 2025, by Glenn Gabbard and Shiela Shultz with all in favor.

Agricultural Introduction:

This section needs to be amended with land use. Moratorium expires in June. Agricultural land gives the community security and opens doors for grant funding.

- Agricultural zones-discussion on possible formation of overlay in low density.

Cornell Corporative Extension Update:

- Initiatives
 - Education and Outreach
 - Community Preservation Act (Warwick), CPA percent transfer tax where township can determine how to allocate the funds.
 - Working with Sullivan County now on Community Preservation Act.
 - County Legislature → Assembly → Senate → Towns for Referendum
 - The timeline for this process is uncertain, however it will be going to the Sullivan County Legislature, hopefully next month.
 - Orange County Land Trust
 - Working with the County Extension Risk Management Grant and Climate Resiliency
 - County is working on redoing the County Agricultural Plan now.
 - Great additional resources include FFA, Farm Link, National Young Farms, Chester Agriculture Center. Melinda will provide a guidebook of additional resources.

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Town of Rockland Agriculture Discussion and Possible Next Steps:

- Identifying farmland and establishing a priority list.
- How to keep farmland being leased continued to lease after sale of property.
- Tax benefits.
- Agricultural District as a right to use and a farm friendly place. Currently Rockland has a right to farm law and Ag. is allowed in all zoning districts.
- Currently Rockland is 83% Rural Conservation and 40% State Forest and Forest Preserves.
- Definition of Agriculture (Melinda will send over definitions)
 - Variance of type of Agriculture (thoroughly look into variances)
 - Livestock density recommendation
- Easements and affordability, Community Land Trusts.
- Marketing- What can TOR do for farmers now? Possibility of sending blanket insert in property tax bill to see if the property has prime soil.
- Flood Zones/Plains → flood waters are toxic.
- Farm pollution into water supply could be an area of concern.
- Farm Advisory Committee (possibly join other neighboring towns and form a committee), Committee could also be the group of overseers for Community Preservation (Trust Fund).

Peter's Next Step Items:

- Send over other local laws that have been established for Agriculture in terms of over-lay districts and definitions.

Next Meeting Items:

- Timber
- Open Space Setbacks
- Steep Slopes
- Agriculture
- Circle Back Items
- Section 11 of the Comprehensive Plan. Please provide any comments on Section 11 of the Comp Plan (Agriculture) that may help the future of the town's agricultural viability.

Next Meeting Date:

Monday May 12, 2025, at 6 pm.