

TOWN of COCHECTON PLANNING BOARD

February 23, 2023

The February 23, 2023, Town of Cochecton Planning Board meeting was called to order by chairman Bertsch at 7:30 p.m. Those in attendance were asked to stand and recite the Pledge of Allegiance to the American Flag.

Board members in attendance included Earl Bertsch, George Blaso, Frank Kratz, Jeff Neidert, Robert Smith and George Walter. Excused was Jim Crowley. Attendees included Bruce Fulton, Jared Kratz and Jay Powell.

Chairman Bertsch welcomed new board member, Frank Kratz and thanked him for serving on the board.

The minutes of January 26, 2023 were approved without exception on motion by Robert Smith and second by George Blaso.

The Public Hearing concerning the Jay Powell Minor Subdivision was opened at 7:35 p.m. on motion by George Walter and second by Robert Smith.

Chairman Bertsch requested Mr. Powell to give a summary of the proposed project.

There being no comments, the Public Hearing was closed at 7:40 p.m. on motion of Jeff Neidert and second by George Blaso.

OLD BUSINESS

There being no further discussion, the Jay Powell Minor Subdivision was approved on motion by Robert Smith and second by George Walter. Resolution passed to approve the Jay Powell Minor Subdivision.

Chairman Bertsch recognized Bruce Fulton of Fulton Land Surveying, who presented map(s) concerning the Gabriele Subdivision. The project will be a total of 2.3 acres. Following lengthy discussion, the project is a neighborhood family development which will result in two parcels: Parcel A .54 acres and Parcel B 1.76 acres. The future Deed needs written condition (#6) on the map, needs to specify that the well can be used by all six (6) houses. A Public Hearing regarding the Gabriele Subdivision will be scheduled for March 30th, 2023 at 7:30 p.m. on motion made by Jeff Neidert and second by Robert Smith. A 239 Form will be prepared and sent to the Sullivan County Department of Planning. Mr. Fulton will be responsible for notifying the adjacent landowners and the Planning Board Clerk will be responsible for having the Public Hearing Legal Notice published in the River Reporter Newspaper.

NEW BUSINESS

Mr. Fulton then presented the Blaso Natural Subdivision consisting of a total of (93) acres. No public hearing is required. Discussion centered on question if the Upper Delaware Council would need to be notified if future building on the property would take place. The involved property has been long standing and subject to Upper Delaware Council approval should not apply. The Blaso Natural Subdivision was approved on motion by George Walter and second by Jeff Neidert. Resolution passed to approve the Blaso Natural Subdivision.

Bruce Fulton then presented for information only, the Jeffrey Fredenberg Subdivision consisting of a total of 4.0 8 acres to be divided into two (2) lots. One consisting of 2.04 acres and the other consisting of 2.04 acres. SBL: 17-1-1.6. The property is part open land and the other is a wooded area. The property is located on a dirt road. Discussion followed with the recommendation that Perk test (s) be done and a leach field be shown on the map.

There being no further business, the Planning Board Meeting was adjourned at 8:35 p.m. on motion by George Walter and second by Jeff Neidert.

Respectfully submitted,

Joy Bertsch, Clerk

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