

TOWN of COCHECTON PLANNING BOARD

March 30, 2023

March 30, 2023. Town of Cochecton Planning Board Meeting was called to order by Chairman Bertsch at 7:30 p.m. Those in attendance were requested to stand and recite the Pledge of Allegiance to the American Flag.

Board Members in attendance were Earl Bertsch, George Blaso, Jim Crowley, Frank Kratz, Jeff Neidert, Robert Smith and George Walter. Attendees were Supervisor Gary Maas, Councilman Ed Grund, William H. Boucher Jr., Olivia Santo, Zeke Miller, Frank Michalski, Joe Piacone Jr., Joe Picone III, Rich Buddenhagen and Jared Kratz.

The Minutes of February 23, 2023 were approved without exception on motion by Robert Smith and second by George Walter.

The Gabriele Subdivision Public Hearing was opened at 7:33 p.m. on motion by Jeff Neidert and seconded by George Blaso.

Chairman Bertsch requested Bruce Fulton of Fulton Land Surveying to give a brief summary of the Gabriele project. Bruce indicated the Board's recommendations of modifying the Agreement, added two (2) lines and modified #6 to be added to the Deed.

There being no comments from the attendees, the Public Hearing closed at 7:40 p.m. on motion of Jim Crowley and seconded by Frank Kratz.

Chairman Bertsch informed board members that the Sullivan County Department of Planning responded to the submitted 239 documents with a "local determination" response.

In addition, he also noted that he had the Town of Cochecton Council's Minutes stating the sewer line would be extended to the project's property. In addition, a letter was received from Supervisor Gary Maas, affirming the Council's Minutes.

There being no further discussion, the Gabriele Subdivision was approved on motion by Jeff Neidert and second by Frank Kratz. The Resolution passed unanimously to give final approval to the Gabriele Subdivision.

NEW BUSINESS:

Chairman Bertsch then recognized Joe Picone III for information regarding the JSP Realty Group LLC c/o Joe Picone III Site Plan Review. The project will be located at NYS Route 17B & NYS Route 52. SBL: 3/-3-9.1 consisting of a proposed multi-unit commercial center and gasoline/electric charging service station. There is a one hundred (100 ') foot utility easement. The total acreage of the site is (62.62) acres. There will be two (2) entrances off Route 52.

The Planning Board's recommendation(s) included an Escrow account would need to be established; and the board's engineer and legal counsel would be consulted once the project was ready to proceed. Mr. Picone III was advised to notify Chairman Bertsch when ready to appear before the Planning Board so the project could be placed on the Agenda.

Chairman Bertsch then recognized Bruce Fulton of Fulton Land Surveying regarding the Partners Hunting Group, Inc. (Natural Subdivision) Note: this natural subdivision concept was approved at the board's February 23, 2023 meeting. SBL:22.-1-6. The total (93.8 acres) to be subdivided into (2) lots. Jim Crowley moved and Robert Smith second the motion to receive the final Application with the DEC & UDC to be added to the map.

Mr. Fulton then proceeded to present the Fredenburg Subdivision. SBL: 17.-1-1.6 located at 245 Buff Road, Cohecton, New York 12726. Project consists of 4.05 acres divided into Parcel (1) consisting of (2.02) acres and Parcel (2) consisting of (2.03) acres. Following discussion, a 239 Form does not need to be submitted to the Sullivan County Planning Department. The Planning Board recommended that perk test be added to the map.

A Public Hearing was scheduled for April 27, 2023 at 7:300 p.m. The Planning Board Clerk will prepare the legal notice to be published in The River Reported. Mr. Fulton will notify the adjacent landowners by certified mail.

Mr. Fulton then presented for information only a proposed project of a Lot Improvement /two(2) lot Subdivision. SBL: 19.-1-18.4 consisting of a total of fifty-eight (58) acres. The project is located on Skipperine Road, Town of Cohecton.

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

The next Planning Board Meeting will be held on April 27, 2023 @ 7:30 p.m.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cohecton Planning Board