

## TOWN of COCHECTON PLANNING BOARD

April 27, 2023

April 27, 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 John Fink, Jeffery Fredenburg, Jared Kratz, S. Schultz, and Robert Smith.

The minutes of March 30, 2023 were approved without exception on motion by George Blaso and seconded by Jim Crowley.

The Fredenburg Subdivision Public Hearing was opened at 7:33 p.m. on motion by Robert Smith and seconded by Jim Crowley.

Mr. Bruce Fulton of Fulton Land Surveying gave a summary of the project. Mr. Fulton provided the Engineer's Report and stated the perk test was performed on parcel #1. The five hundred (500') feet road frontage was indicated on the map.

Chairman Bertsch called for comment from attendees. There were no public comments/questions.

The Fredenburg Subdivision Public Hearing was closed at 7:40 p.m. on motion by Robert Smith and second by George Walter.

### **OLD BUSINESS:**

The Fredenburg Subdivision was approved on motion made by Robert Smith and seconded by George Blaso. The Resolution passed to give final approval of the Fredenburg Subdivision.

### **NEW BUSINESS:**

Chairman Bertsch recognized Robert Taylor who gave information concerning his real property located on Rauch Road seeking a line change resulting in two hundred (200') road frontage on Rauch Road and one hundred sixty-five (165') on Stony Road. The SBL# 13.-1-64 and #13.-1-63. The Planning Board recommended a survey map indicating the real property involved to be presented when ready. The new survey map would then be presented to Lori King, Assessor, for line change. Mr. Taylor notified the board when he would be ready to return to the Planning Board with the new survey map.

Chairman Bertsch then recognized Bruce Fulton representing the Jun Lot Improvement and Subdivision Project. SBL:19.-1-18.4 consists of fifty-eight (58) acres and is owned by the Jun Revocable Trust. Parcel #1 consists of 9.02 acres (SBL:19.-1-18.4 and Parcel #2 consists of 49+1 acres (same SBL#). The lot improvement consists of Parcel A (0.01) acres and Parcel B (5.1) acres.

The Planning Board acknowledged the complexity of the project and strongly felt that a total of 50(fifty) feet is needed for the right of way. It was suggested that Mr. Lynch, adjacent landowner, be approached to secure the additional (25') twenty-five feet to meet the suggested total fifty (50) feet right of way. The Planning Board stated a 239 Referral Form would not be required to be submitted to the Sullivan County Department of Planning. Mr. Fulton was to notify the Planning Board when he would be ready to return to the board with a new map.

Chairman Bertsch informed board members that the JSP Realty Group LLC will be coming before the Planning Board at the May 25, 2023 meeting.

There being no further business, the Town of Cochecton Planning Board adjourned at 8:30 p.m. on motion by George Walter and second by George Blaso.

Respectfully submitted,

*Joy Bertsch, Clerk*

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