

TOWN of COCHECTON PLANNING BOARD MEETING

June 30, 2022

President Earl Bertsch convened the monthly Town of Cochection Planning Board Meting at 7:35 p.m. by welcoming everyone in attendance.

Everyone attending stood and recited the Pledge to the American Flag.

A quorum was established.

Board members in attendance included Earl Bertsch, George Blaso, Neal Halloran, Jeff Neidert, Robert Smith and George Walter. Excused - Jim Crowley. Attendees included Jeffrey Albanese, Darrow Mansfield, Jay Powell, Tammy Ierardi, Kevin Nicoletti and James Motichka.

The Minutes dated April 28, 2022, were approved on motion by Neal Halloran, seconded by George Walter. (Please note that there was no monthly meeting held May 2022 due to the fact there was no agenda item).

Old business:

Chairman Bertsch requested Mr. Nicoletti to give a summary of his Site Plan Review-Home Based Business. The location is located at 519 County Road 114; SBL: 1-1-39.9 Mr. Nicoletti reported that the recommended parking, including one handicapped parking space and the sewer system was now drawn on the project's map. Following discussion by the board members, a motion was made by Neal Halloran and seconded by George Walter to schedule a Public Hearing date for July 28, 2022, at 7:30 p.m. The Resolution passed. Mr. Nicoletti will be responsible for notifying the adjacent landowners and the Town of Cochection Planning Board Clerk will be responsible for publication of the Public Hearing in the local Democrat Newspaper.

New Business:

Chairman Bertsch then recognized Mr. Jay Powell regarding his plan for a three (3) lot subdivision Mr. Powell explained that he is the owner of a (8.6) acre property located at 279 Brook Road boarding Brook Road and the bottom of Johns Road (SBL:8-1-15.23). He would like to keep two (2) acres for his home location and divide the remaining acres into two (2) lots, one (1) for each of his children. The property is located on a town road. Mr. Powell asked the board members if he needed to have perk tests performed? Following discussion, the board recommended that a perk test be performed on each lot. However, if Mr. Powell chose not to have perk tests done, the surveyor, when preparing the project map, needs to indicate that perk tests were not performed. Mr. Powell was encouraged to contact Mr. Bertsch when the surveying and maps for the project were completed in order to be placed on the next meeting's agenda.

Next, Chairman Bertsch recognized Mr. Jim Motichka representing Richard & Zackery Hoffer for a minor subdivision (SBL: 22-1-21). There is a total of one hundred four plus acres of which a lot of five (5) acres will be subdivided from the main property. The property is located on a county road located in Cochection Center, Town of Cochection, N. Y.

Following discussion, the Planning Board recommended that Mr. Motichka secure a signed Proxy from the property owner authorizing him to represent them. In addition, Mr. Motichka needs to check to ensure that the five hundred (500) feet is provided for the county road boundary. If the recommendations can be met, Mr. Motichka would be able to appear at the next Planning Board meeting scheduled for July 28, 2022, to present the project's Application and provide the Application Fee of one hundred fifty (\$150) dollars. The project's Public Hearing would be tentatively scheduled for August 25, 2022, at 7:30 p.m.

Next, Chairman Bertsch recognized Mr. Mansfield and Mr. Albanese for information regarding a Site Plan Review involving SBL: 2-1-27 & 2-1-45 properties. There are two (2) properties involved concerning a planned Lot Line Adjustment. It was made clear that the project involves only the white modular building located on County Road 114 and does not include the yellow building next door. The eventual plan is to build a retail store at the site.

Discussion followed with the following recommendations:

- + Applicant to secure authorization from the yellow building owner regarding the lot line adjustment.
- + A perk test needs to be done.
- + The driveway needs to be indicated on the project map indicating entrance/exit on & off County Road 114.
- + Parking including handicapped parking needs to be designated on the project map.
- + Loading/unloading site to be indicated on the map located at the back of the store.

Concerns expressed in addition to the board's recommendations, included:

- + The retail store's design was questioned. It is encouraged to be aesthetically pleasing (example the Dollar General Store located in Grahamsville, N.Y. and Eldred, N. Y.).
- + Concern for the retail stores impact upon Katie's Bed & Breakfast located adjacent to the planned store. Suggested a natural barrier might be considered.
- + Set-backs need to be planned for the parking lot.

Mr. Mansfield & Mr. Albanese stated they felt they would not return before the Planning Board until September 2022 because of the amount of work that needed to be done. The gentlemen were encouraged to contact Mr. Bertsch when they were ready to appear, so that they can be placed on the meeting's agenda.

The Planning Board then turned their attention to the Town of Cochecon Comprehensive Plan Update. The Planning Board spent near forty-five minutes reviewing the plan and had questions. It was decided each board member would place in writing their individual questions and send them to Earl. He will contact Supervisor Maas regarding

the work that was done by the Planning Board Members and to schedule a meeting with the Town Board, Mr. Shepstone and the Planning Board Members.

There being no business, the meeting was adjourned at 9:15 p.m. on motion by George Walter, second by George Blaso.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cochection Planning Board