

TOWN of COCHECTON PLANNING BOARD MEETING

July 28, 2022

Chairman Earl Bertsch opened the meeting at 7:40 p.m. welcoming everyone present.

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

A quorum was established.

Board members in attendance included Earl Bertsch, George Blaso, Jeff Neidert Robert Smith and George Walter. James Crowley and Neal Halloran were excused. Attendees included James Motichka, Mike Pomes, Jason Kraack & Ed Rubio.

The minutes of the June 30, 2022 were approved on motion by Robert Smith and seconded by Jeff Neidert.

The Public Hearing was opened at 7:45 p.m. on motion by George Walter and second by Jeff Neidert. Chairman Bertsch stated that the Sullivan County Department of Planning's response to the Nicoletti Home-Based Business was received with local determination documented.

Chairman Bertsch requested Kevin Nicoletti to give a summary of his proposed Home-Based Business for the benefit of those in attendance.

Chairman Bertsch then asked those in attendance for comment (s). There being none regarding Mr. Nicoletti's project, the Public Hearing was closed at 7:55 p.m. on motion of George Walter and seconded by George Blaso.

Chairman Bertsch invited board members to state any questions/concerns regarding the Nicoletti Home Based Business. There being none, Robert Smith moved to approve the project and George Blaso seconded the motion. The Resolution passed to approve the Nicoletti Home-Based Business.

Chairman Bertsch then recognized Mr. Edward Rubio of Speical Fx Wizard, Inc who proceeded to share information regarding the tentative plan to purchase real property owned by Ron Schulman located on Mitchell Pond East. (SBL: 2.-32-4.1), consisting of a little over 14 acres of which the back portion consists of wetlands that are controlled by New York State. Mr. Rubio stated two (2) fireworks storage units were to be placed on the property. Mr. Rubio explained that he wanted to appear before the Town of Cochecton Planning Board to make sure there would be no problems moving through the subdivision/special use application process for final approval before further action was taken to secure the intended property for the project. Currently, the properties boundary line is in question requiring surveying & legal work to resolve the problem. Reportedly security provisions included but not limited to locks, natural and physical fencing, and security cameras/sensing all at the main gate and at the magazine unites. Each storage unit/Magazine Unit is 20 feet in length & each will be placed three hundred (300")

apart. According to ATF Regulations. Weekly visits are to be made to the storage site, with signature logs to be recorded with each visit.

Mr. Rubio stated the following steps needed to be taken before he could return before the Planning Board:

- + The boundary line needs to be resolved.
- + New York State and Federal approvals needed to be secured for the project.

Mr. Rubio was instructed to contact Chairman Bertsch when he was ready to re-appear before the Planning Board to be placed on the agenda.

Next, Chairman Bertsch recognized Mr. James Motichka regarding the Hofer minor subdivision located at 208 Daub Road, Narrowsburg, New York. (SBL:23-1-21) The two-lot subdivision with one (1) lot containing five (5) acres and the other to contain one hundred four.five (104.5) acres. The property is zoned RU (rural development).

Recommendations made by the Planning Board before the 239 Form can be submitted to the Sullivan County Department of Planning are as follows:

- + A Subdivision/Site Plan Application needs to be completed.
- + A map 8 ½” x 11’ needs to be submitted along with all documents to Sullivan County Department of Planning along with the 239 Form.
- + It was noted that the 239 Form is required since the property is 340 feet from the Tusten Town Line.

Plan: Chairman Bertsch will notify Mr.Motichka once the Sullivan County Department of Planning responds to the projects 239 Form.

Finally, Chairman Bertsch informed the board members that he will be meeting with Mr. Tom Shepstone regarding the questions the board members had regarding the Town of Cocheton’s Comprehensive Plan Update. The Town Board will be meeting the second Wednesday of August (08/10/2022) at 6:30 p.m. at which time the Town’s Comprehensive Plan Update will be discussed. All Planning Board Members are encouraged to attend. The board’s clerk will notify each Planning Board Member as a reminder of the meeting date.

There being no further business, the Planning Board Meeting was adjourned at 8:45 p. m. on motion of George Walter and seconded by Bob Smith.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cocheton Planning Board

