

THE TOWN of COCHECTON PLANNING BOARD

August 31, 2023

The 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 to the American Flag.

All seven board members were in attendance (Earl Bertsch, George Blaso, Jim Crowley, Frank Kratz, Jeff Neidert, Robert Smith, and George Walter). Those in attendance were over (30) people (refer to attached attendance listing).

The Minutes of the July 27, 2023, Planning Board were approved with exception (Referring to page one last paragraph – John was changed to Jun and John’s changed to Jun’s). on motion made by George Blaso and second by George Walter.

The Public Hearing concerning the Fosterdale-4 Corner Plaza was opened at seven thirty-five on motion made by Robert Smith and second by Jeff Neidert. The Resolution passed to open the Public Hearing.

Chairman Bertsch requested Glenn Smith, Engineer, to give a summary of the project for the benefit of those in attendance. Mr. Smith explained that there were three (3) buildings including an upper level, a lower level, and a gas station with a convenience store. There will be two (2) parking lots with three (3) driveways approved by the Department of Transportation. The lower level and upper level will be connected with a driveway. Parking lots will be on each level. The real property is bordered by Route 17B and State Route 52, opposite the former Katies’ Bed & Breakfast and consists of fifty-two (52) acres total.

Chairman Bertsch then called for questions/comments from those in attendance. Comments expressed in summary concerned heavy traffic patterns in an already heavy traffic four (4) corner area with one traffic light; Speeding of vehicles; noise level with increased tractor-trailer traffic; exiting patterns of vehicles leaving the proposed facility; lighting disturbance for neighboring homes, and what is planned for trees & shrubbery for noise and aesthetic purposes. In addition, the question was raised if an EV Station would be provided as part of the gas/diesel station.

There being no further comment, the Public Hearing was closed at 8:00 p.m. on motion by Jim Crowley and second by George Blaso. The Resolution to close the Public Hearing passed.

Discussion followed with the Planning Board’s consensus that the major concern expressed by attendees dealt with heavy traffic and traffic pattern issues created by the proposed project. The Planning Board agreed that a Traffic Consultant needs to be secured to address the public’s concerns. Jacob Billig, Attorney, offered to provide names of Traffic Consultants and assist with securing the needed professional to assist the Planning Board.

A motion was made by Jeff Neidert and second by Frank Kratz that the Town of Cochection Planning Board would serve as Lead Agency for the Fosterdale – 4 Corner Plaza project as there were no responses from the involved agencies within the thirty (30) day response period.

**OLD BUSINESS:**

Chairman Bertsch then recognized Karl Bressler, Attorney, representing the Jun/Parisi Subdivision (Note that Bruce Fulton, Surveyor, was on vacation). Mr. Bressler informed the board that the Sullivan County Tax Department had received the required documents to assign SBL's to the project and new survey maps were presented with those numbers indicated. The new SBL # - 19-1-11.5. Robert Smith moved and Jeff Neidert second the motion to give final approval of the Jun/Parisi Subdivision. The Resolution passed to grant final approval for the said project.

**NEW BUSINESS:**

Chairman Bertsch then shared with the Planning Board Members that he had received a new Application regarding the proposed solar farm project that was initially presented to the board at their November 22, 2022, meeting. Reportedly and confirmed that the involved real property was sold and there was no indication that the new owners were in favor of the proposed project. In addition, the documented address of the project is incorrect as documented as Shortcut Road when actually it is located on State Route 52. Earl noted that at the time of the initial Application was presented, the required Application Fee was not submitted and there has been no further contact until now. Chairman Bertsch stated he would contact the party involved regarding the issues involved.

There being no further business, George Walter moved and Robert Smith second that the Planning Board Meeting be adjourned at 8:30 p.m.

The next regular Planning Board Meeting is scheduled for September 28, 2023, at 7:30 p.m. at the Town of Cochection Town Hall.

Respectively Submitted,

*Joy Bertsch, Clerk*

Town of Cochection Planning Board

