

TOWN of COCHECTON PLANNING BOARD MEETING

September 1, 2022

Chairman Earl Bertsch convened the Town of Cochecton Planning Board Meeting at 7:30 p.m. by welcoming everyone on attendance.

Chairman Bertsch requested everyone to stand and recite the Pledge of Allegiance to the American Flag.

Board members in attendance included Earl Bertsch, Jim Crowley, Jeffrey Neidert, Robert Smith and George Walter. Excused were George Blaso and Neal Halloran. Attendees included Richard Buddenhagen, Juan Rios, Katie Franco, Umesh Pazikh, Joseph R. Bocanan and Franklin Michalski.

The minutes of July 28, 2022 were approved on motion by Robert Smith and seconded by Jeff Neidert.

**OLD BUSINESS:**

Chairman Bertsch explained that Mr. James Motichka,, representing the Hofer Subdivision, phoned at 4:00 p.m. stating he had been diagnosed with Covid-19 and is not able to attend the meeting as planned. Earl explained that the Hofer Subdivision 239 had been submitted to the Sullivan County Department of Planning with a returned response of “local determination” It was also suggested the applicant demonstrate that each parcel to be created from the proposed subdivision will have adequate sight distance to access the lots, to avoid the creation of lots where safe access is unattainable. Jim Crowley moved that the Hofer Public Hearing be scheduled for the next board meeting to be held on September 29, 2022 and seconded by George Walter. Resolution passed. Mr. Motichka, representing the applicants, will be responsible for notifying the adjacent landowners by certified mail. The board’s clerk will prepare the Public Hearing Notice and submit it to the Democrat Newspaper for publication.

**New Business:.**

Chairman Bertsch stated he had researched the matter regarding the former Wen-Hen/now the Cochecton Cottages. Because the proposed dwellings are short term cabin rentals and not traditional family dwellings, the traditional five hundred (850) sq. ft. requirement does not apply.

Attendees questioned the status of the real property located on 17B and Route 52. Chairman Bertsch explained there has been no contact with the current owner nor has the owner requested to come before the Planning Board to date.

Next, the attendees questioned the status of the former Aldager property located on County Road 114. Earl Explained that the applicant’s agents did appear before the Planning Board on June 30, 2022, for information of their proposed project. The agents did not expect to present their formal project application until September 2022.

The Planning Board Meeting was adjourned at 7:50 p.m.

Respectfully submitted,

*Joy Bertsch, Clerk*

Town of Cochecton Planning Board