

## TOWN of COCHECTON PLANNING BOARD

January 26, 2023

The January 26, 2023 Planning Board Meeting was called to order by Chairman Bertsch requesting all present to stand and recite the Pledge of Allegiance to the American Flag.

Board Members in attendance included Earl Bertsch, George Blaso, Jim Crowley, Neal Halloran, Jeff Neidert and George Walter. Absent – Robert Smith. Attendees included Tim Gottlieb, Tom Ward, Bruce Fulton, Jay Powell, Frank Kratz, Kasey Kratz and Jared Kratz.

A quorum was established.

The Planning Board Minutes of December 29, 2022, were approved on motion made by Jim Crowley, second by George Walter.

The Public Hearing for Kratz Storage Units was opened at 7:35 on motion by Jim Crowley and second by George Walter. Chairman Bertsch requested Tom Ward give a summary of the project. Discussion ensued concerning the storm water plan which Tim Gottlieb of Gottlieb Engineering addressed the question reporting change was made on the map and a report was written. There being no further discussion, the Public Hearing was closed at 7:45 p.m. on motion of George Walter and seconded by Jim Crowley.

### **OLD BUSINESS:**

A motion was made by Neal Halloran to approve the Site Plan Review with a minor change to be approved by Tim Gottlieb of Gottlieb Engineering. Motion seconded by Jim Crowley. Resolution passed.

### **NEW BUSINESS:**

Chairman Bertsch recognized Bruce Fulton of Fulton Land Surveying. Mr. Fulton informed the Planning Board that the Town of Cochecton will be sending a letter to the Planning Board that they will be annexing the three (3) lots into the Lake Huntington sewer district.

After review of the Gabriele subdivision application, consisting of six (6) houses, by subdividing one (1) quarter acre off of the main parcel results in a sub-standard lot and cannot be approved.

Chairman Bertsch then recognized Mr. Jay Powell concerning the three (3) lot subdivision. Mr. Powell presented a map for the board's review.

After lengthy discussion regarding the need of including designation of perk test(s) and sewer plans for the subdivided lots, Chairman Bertsch moved the application/map be accepted without notation of either perk test(s) nor sewer plans. Motion was second by George Walter. Chairman Bertsch called for a poll vote of board members: Earl – aye, Jim

Crowley – aye, George Blaso – aye, Jeff Neidert – aye, George Walter – aye and Neal Halloran – no. Resolution to accept the project application & map as presented without notation of perk test(s) nor sewer plans, passed.

A 239 review by the Sullivan County Department of Planning will not be necessary because of the project's location.

A motion to schedule a Public Hearing for the Powell project for the February 23, 2023 Planning Board Meeting at 7:30 p.m. was moved by Jim Crowley and second by George Walter. Resolution passed.

Mr. Powell will be responsible for notifying the adjacent landowners and the clerk will place the legal notices in the River Reporter Newspaper of the upcoming Public Hearing.

Chairman Bertsch then addressed his concern regarding “tiny houses” in the proposed Town of Cochecton’s Comprehensive Plan prepared by Mr. Shepstone. A lengthy discussion followed. Board members were encouraged to attend the Town Board Meeting scheduled for February 8<sup>th</sup>, 2023 @ 7:00 p.m.

There being no further business, the meeting was adjourned at 8:25 p.m. moved by George Walter and second by George Blaso. The meeting was adjourned by unanimous consensus.

Respectfully submitted,

*Joy Bertsch, Clerk*

Town of Cochecton Planning Board