

TOWN of COCHECTON PLANNING BOARD

October 27, 2022

The Town of Cochecton Planning Board meeting was called to order by Chairman Bertsch at 7:30 p.m. requesting everyone to stand and recite the Pledge of Allegiance to the American Flag.

Board members in attendance included Earl Bertsch, Jim Crowley, Neal Halleran, Jeff Neidert and Robert Smith. Absent – George Walter. Excused – George Blasso. Attendees included Ricky Buddenhagen, Lila Frodesen and Irene Nickolai.

A quorum was established.

CORRESPONDENCE:

None

OLD BUSINESS:

Chairman Bertsch informed the board that Jeff Albanese had contacted him, and that the Dollar General proposed project was on hold indefinitely. In addition, Tom Ward called Earl today to inform him that he would not be appearing before the Board tonight regarding the Kratz Site Plan Review.

NEW BUSINESS:

Due to the board's agenda change, Chairman Bertsch recognized 6649 State Route 52 LLC proposed Site Plan Review. Lila Frodesen and Irene Nickolai informed the board of renovations of the original project to include an additional apartment on the upper level and a café wine bar on the lower lakeside level. Parking for the four (4) apartments will include eight (8) parking spaces as well as one (1) handicapped parking space. Owners have engaged the services of Tom Ward Engineering to conduct a site plan of the parking area on the property of 6648 State Route 52 (SBL:10-2-50.1) which will provide sufficient parking spaces for the café/wine bar of 1105 square feet. This space will be developed and leased by 6649 State Route 52 LLC. The parking site plan has already been reviewed by the Sullivan County Highway Department.

The following recommendations by the Planning Board include:

- + The original Site Plan needs to be modified to include eight (8) parking spaces & one (1) handicapped parking space. This is required due to the change from three (3) to four (4) apartments as submitted on the new site plan.
- + The new site plan has added a café/wine bar of 1105 square feet (maximum for 42 people) on the lower level. This will require a handicapped accessible ramp from the street level to the café/wine bar located on the lower level. Handicap bathrooms for the café/wine bar also need to be included.

- + Additional plans for parking for the café/wine bar, located across the road, should be updated. They should include the parking spaces required based on the present plan and the possibility of adding additional seating at the café/wine bar as discussed at the meeting.
- + Request Sullivan County DPW for a cross walk on Route 52 at the site.

The Planning Board encouraged that a map with these recommendations indicated be submitted as soon as possible so the information can be forward to the boards' legal counsel for review and recommendations as to how to proceed.

Chairman Bertsch indicated the next regular Planning Board meeting falls on Thanksgiving Day and asked what date change would be possible for each member to attend? Following discussion , it was decided to hold the regular November board meeting on December 1st, 2022, and the regular December meeting would be held on December 29th, 2022.

There being no further business, the meeting was adjourned at 8:35 p.m. on motion by Jeff Neidert and second by Robert Smith.

Respectfully submitted,

Joy Bertsch

Town of Cohecton Planning Board