

TOWN of COCHECTON PLANNING BOARD

February 24, 2022

The Town of Cochecton Planning Board Meeting was convened by Chairman Bertsch at 7:30 p.m.

Those in attendance stood and recited the Pledge of Allegiance to the American Flag.

Board members in attendance included Earl Bertsch, George Blaso, Jim Crowley, Neal Halloran and George Walter. Excused – Robert Smith. Note: one (1) board member vacancy remains. Attendees included Grant Decker, David Preston, Ed Grund, Sean Nearing, John Nober, Irene Nicolai, Lila Frodesen, Beth Bernitt, Sharon Katzoff, Amy Miller, Shane Dequette, Kelly Lawler, Jon Thorndike, Darryl Brassech, Helene Chappell, Tom Harrington, Dorothy Wnek, Henry Wnek and Maryann Oumrim.

Approval of the January 27, 2022, Planning Board Minutes will be held until the March 31, 2022, board meeting due to the lack of quorum of those that were in attendance that evening.

A motion was made by Jim Crowley and seconded by George Walter to open the Public Hearing at 7:35 p.m. concerning the Zylstra Subdivision II. Resolution passed. Chairman Bertsch requested Grant Decker to give a summary of the project (SBL:9.-1-17.1) consisting of approximately eighty-eight (88) acres of which twenty-five (25) acres being separated from the total acreage. The remaining acreage would remain open land. Mr. Decker noted that two (2) perk tests had been successfully performed on the twenty-five acres. Comments & concerns expressed by those in attendance included but not limited to the following: What is the plan for the separated acreage and how many homes can be built on the same real property?

There being no further comments, Neal Halloran made a motion to close the Public Hearing and Earl Bertsch seconded the motion. The Resolution passed at 7:40 p.m. to close the Zylstra Subdivision II public hearing.

Chairman Bertsch thanked all those in attendance for coming.

OLD BUSINESS:

Chairman Bertsch informed board members and attendees that the 239 Form concerning the Zylstra Subdivision II had been submitted to the Sullivan County Department of Planning... and currently it is being reviewed by the Sullivan County Department of Works. Currently the board is waiting to receive the response from the county. (Note: The Department of Planning... has up to thirty (30) days to respond). Board members explained a conditional approval of the project was not possible.

Chairman Bertsch then recognized David Preston, Irene Nicolai and Lila Frodesen regarding the 6649 State Road 52 Site Plan Review. A new Site Plan Review, a Lease Agreement, a Narrative of the project and maps were given to the board for review

Discussion ensued with the following items will be required before a Public Hearing can be scheduled:

- + An engineering map with the parking lot and handicapped parking included.
- + The Parking Agreement Document needs legal approval.
- + Approval from Sullivan County DPW of Site Plan (Driveways/walkways)
- + An Escrow check payable to the Town of Cochection for one thousand (\$1,000.00) dollars to cover the board's legal and engineering costs related to the project. Any unused balance will be returned to the owners.

Chairman Bertsch requested any further comments from board members or those in attendance.

There being no further discussion/comments, the meeting adjourned at 8:20 p.m. on motion by George Walter and second by Jim Crowley.

The next Town of Cochection Planning Board Meeting will be March 31, 2022, at 7:30 p.m. @ the Town Hall Conference Room.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cochection Planning Board