

TOWN of COCHECTON PLANNING BOARD

February 29, 2024

The regular monthly meeting of February 29, 2024, was convened by Jeff Neidert, Deputy Chairman, at 7:30 p.m. New board member, Jeff Nober, was welcomed as were those attendees present.

Board members in attendance were Earl Bertsch, George Blaso, Frank Kratz, Jeff Neidert, Jeff Nober, Robert Smith, and George Walter. Attendees included Tara Bennett, Richard Buddenhagen, Supervisor Gary Maas and Frank Michalski.

Everyone present were asked to stand and recite the Pledge to the American Flag.

The Planning Board Minutes of January 25, 2024, were approved without exception on motion by George Walter and second by Earl Bertsch.

Old Business:

Earl Bertsch informed the board that there have been several emails from Amit Tibe, Project Manager of the Solar Project. Tim Gottlieb, the Boards Engineer, had determined what requirements needed to be met for the project to proceed. Earl had sent the requirements in written form to Amit Tibe and Michael, the project engineer. As of February 26, 2024, two of the requirements had been received by email. Amit had also emailed that he and Michael would be attending the February 29 m, 2024 Planning Board meeting. Joy Bertsch, Clerk reported that she emailed Amit Tibe in response to acknowledge receipt of his last email and attached documents. Mr. Tibe was advised that their project could not come before the Planning Board at the February 29, 2024 because of their late notice of intent to attend and that Chairman Bertsch would be in contact with them the following week.

NEW BUSINESS:

Deputy Chairman, Jeff Neidert than called upon Tara Benntt to present the proposed project before the board concerning a new retail store (Dollar General).

Tara introduced herself as Development Manager for the Broadway Group LLC based in Alabama and is working on behalf of Dollar General.

The location of the proposed project is 1161 County Road 114, Cochection, New York.

Tara informed the board that the Broadway Group, LLC is a new applicant for the project.

Tara shared different designs for the façade of the retail store and the proposed landscaping.

Currently, the boundary line of the property is an issue, and a Lot Improvement Application needs to be prepared/submitted to the Sullivan County Real Property and Tax Services

Department for approval and assigned new SBL for the purchased property (only one property is being purchased).

Once the Lot Improvement Application is prepared, the Planning Board approves it and then it is submitted to the Sullivan County Dept. Real Property and Tax Services. Once the new SBL number is issued, a public hearing will be held.

A motion by Frank Kratz and second by George Blaso to approve the Lot Improvement Resolution passed.

Tara Bennett is to prepare the Lot Improvement Application and a 8 ½” x 11” map and have them overnight to the Town Hall. Chairman Bertsch will need to sign the document and forward unto the Sullivan County Real Property Tax Services.

A tentative date for the project’s public hearing was set for April 25, 2024 pending the receipt of the new SBL number.

Board member, Jeff Nober, expressed concern regarding the delivery of supplies to the store by tractor trailer as the current proposed landscaping might be an issue. Tara will address that concern.

There being no further discussion regarding the proposed project, the meeting was adjourned at 8:20 p.m. with a motion by George Walter and second by Robert Smith.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cochection Planning Board