

TOWN of COCHECTON PLANNING BOARD

June 29, 2023 Minutes

The Town of Cochecton Planning Board Meeting was called to order by Chairman Bertsch at 7:30 p.m. All in attendance were requested to stand and recite the Pledge to the American Flag.

Planning Board members in attendance included Earl Bertsch, George Blaso, Frank Kratz, Jeff Neidert, Robert Smith and George Walter. Excused – Jim Crowley. Attendees included Frank Michalski, Richard Buddenhagen, Joseph Picone Jr., Joseph Picone III, Tim Gottlieb, John Fink, Glen Smith, Bruce Fulton, Donna & Angelo Parisi, Jacob Billig, Sheila Schultz & Sean Nearing.

The Jun Project Public Hearing was opened at 7:32 p.m. on motion by Robert Smith and seconded by Jeff Neidert. Bruce Fulton of Fulton Land Surveying gave a summary of the Jun Project. Mr. Fulton stated that the Lot Improvement portion of the project was approved at the May 25, 2023, Planning Board Meeting. The board's recommendations were completed as follows: the Jun Trust attorney prepared a document attesting to the proposed lot improvement and the sewer was indicated on the survey map. Mr. Fulton then explained there was a problem securing a tax map number from the Department of Tax Services. Mr. Fulton requested a possible "conditional approval" of the project. There being no comment from attendees, the Public Hearing was closed at 7:40 p.m. on motion by George Walter and second by Frank Kratz.

OLD BUSINESS;

A discussion followed addressing Mr. Fulton's request for a "conditional approval" of the project.

Robert Smith moved, and Jeff Neidert seconded the motion to grant conditional approval until the Tax Service Department issued an SBL number. Final approval is withheld until that time. Resolution passed to grant a conditional approval until the Tax Service Department would issue a new SBL number with the final approval pending until that time. Mr. Fulton is to notify the Planning Board when he will come before the board for final approval.

Mr. Fulton then informed the Planning Board regarding that the Davidson project was on indefinite hold.

Glen Smith.P.E., Consulting Engineer, P.C. representing the Forterdale 4-Corners Plaza gave an overview of the project's site plan. SBL: 3-3-9.1 The site plan is for a commercial project with a total building area of eight thousand (8000) square feet. Project location is on New York State Route 17B, Fosterdale, New York. There are three (3) buildings (main building consists of an upper level & a lower level, with gas pumps located in the rear) two parking lots, multiple driveways, septic system (2,500 gal./day waste water) located in back, water run-off based upon DEC regulations and wetlands are involved in the rear left of the property. A motion made by Robert Smith and second by George Blaso to Declare the Town of Cochecton Planning Board be Lead Agency for the project. Glen Smith, Engineer, and Jacob Billig, Planning Board's attorney, will be responsible for drafting documents notifying the appropriate agencies of the board's

intent. In addition, Mr. Billig recommended the sixty-two (62) day requirement be waived and recorded in the minutes. Resolution of the board's intent to be lead agency for the project and the sixty- two (62) day requirement be waived passed.

There being no further comments/discussion, the meeting adjourned at 8:10 p.m. on motion by George Walter and second by Frank Kratz.

The next Planning Board Meeting will be held on July 27, 2023, at 7:30 p.m.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cocheton Planning Board