

THE TOWN of COCHECTON PLANNING BOARD

July 27, 2023

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

Planning Board members in attendance included Earl Bertsch, George Blaso, Frank Kratz, Robert Smith and George Walter. Excused were Jim Crowley and Jeff Neidert. Attendees included Frank Michalski, Richard Buddenhagen, Kasey, Jenna & Jared Kratz, Tim Gottlieb, John Fink Bruce Fulton, Donna & Angelo Parisi and Glen Smith.

The minutes of June 29, 2023, were approved without exception on motion by George Walter and seconded by Robert Smith.

OLD BUSINESS:

Chairman Bertsch recognized Glen Smith, Engineer, regarding the Fosterdale – 4 Corner Project by owners Joe Picone Jr. and Joe Picone III. Mr. Smith reported hearing from the Department of Transportation allowing one (1) driveway off 17 B and two (2) driveways of Route 52. In addition, side walks and curbing are required at the intersection corner of the property. Mr. Smith reiterated that August 2, 2023, is the deadline to receive responses from concerned agencies regarding the board's intent to be Lead Agency for this project. Mr. Smith requested that the Public Hearing be scheduled for the next Planning Board meeting, scheduled for August 31, 2023?

Chairman Bertsch supported two (2) Public Hearings for this commercial project. Discussion followed. Frank Kratz moved, and Robert Smith seconded the motion that two (2) Public Hearings are to be held to address any concerns expressed by the adjacent landowners and/or community members. Resolution passed unanimously to hold two (2) Public Hearing. The first Public Hearing will be held on August 31, 2023, at 7:30 p.m. Mr. Smith will be responsible for notifying adjacent landowners and the Board's Clerk will be responsible for the legal notice to be published in the River Reporter Newspaper.

Chairman Bertsch then called upon Bruce Fulton of Fulton Land Surveying, regarding the Jun-Parisi Subdivision. Mr. Fulton informed the board that he had heard from Kris, of the Real Property Tax Department as late as this afternoon. Because of that fact, Mr. Fulton has not had sufficient time to prepare a revised map of the subdivision. He then gave a summary of the Real Property Tax Department's direction. There are to be four (4) separate SBL's as follows:

1. – (9) acres are designated to Jun to Parisi (separately).
2. - (1.0) acre parcel to Jun to Jun.
3. – (11.51) acres combined parcel Parisi to Parisi.
4. – (49.1) acres to Jun's Trust.

Deeds for the four (4) parcels were received by the Real Property Tax Department and SBL's will be assigned accordingly.

Robert Smith then shared his correspondence with Karl Bressler, Attorney, regarding the Sullivan County's Real Property Tax Department's request for separate Deeds of the real property concerning the Jun-Parisi subdivision. Mr. Smith requested his letter be entered as part of the project's file.

Frank Kratz moved, and George Blaso seconded the motion to accept the new four (4) SBL's and the new map indicating the same. Mr. Fulton will prepare the new survey map accordingly and bring it to Chairman Bertsch for the required stamping/final approval. Resolution approved to accept the (4) four new SBL's and new survey map. Bruce Fulton, Robert Smith and Earl Bertsch will be present at the time the new SBL's and survey map will be presented to Chairman Bertsch.

Mr. Bruce Fulton of Fulton Land Surveying presented for information only the Davidson Subdivision. Mr. Fulton told the Planning Board that Lila Frodesen is no longer part of the former Pete's Pub Project. The current project is a two (2) lot subdivision. The question remains regarding the presence of a sewer line running through the property.

Recommendations from the Planning Board include:

1. Mr. Fulton to determine the possible presence of a sewer line running through the said property and to submit a new survey map showing sewer lines on the real property.
2. An application needs to be prepared/presented.

Mr. Fulton to return September 28, 2023, to present the proposed project,

There being no further business, the Planning Board Meeting was adjourned at 8:05 p.m. on motion by George Walter and seconded by George Blaso.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cocheton Planning Board