

APRIL 28 2016

TOWN OF COCHECTON PLANNING BOARD

A regular meeting of the Town of Cochecton Planning Board was held April 28, 2016 at the Town Hall, 74 Smales Road, Cochecton, New York.

Board members attending were George Blaso, Peter Pierce, Jim Crowley, and George Walter. Persons attending were Tom Ward, PE., Greg Semenetz, Code Enforcement Officer, Gary Maas, Supervisor, Sean Nearing, Earl Kinney, Jackie Yamen. B. Collize, Patrick Kelly, Marilyn Cuff, Dennis Nearing, Jane Petrov, Art Tompkins, John Kratz, Frank Kratz and Mrs. Kratz, and Steve Beeson. There was a large audience in attendance.

The meeting was called to order at 7:35 p.m. by acting chairman Jim Crowley .

Public Hearing – Special Use Permit, Kratz Storage Facility, - Parcel Section 9, Block 2, Lot 1.2, owned by Frank Kratz , situated adjacent to NYS Route 52 and Shortcut Road.

- Opened at 7:38 p.m., Mr. Tom Ward, PE, displayed the site plan and noted the 239 review by the county suggested to shift the driveway 250 feet west which allows a better visual for ingress and egress . Mr. Ward said that Mr. Kratz will increase the number of bushes , trees, greenery and fencing to make the site more pleasing for the surrounding owners view. The site plan shows lighting locations of the units and they will be the same distance between the units. The lighting will be set to avoid shining into the adjacent premises windows.
- It was established that the site plan shows the area around the sign will be made attractive with greenery and flowering plants. The site plan indicates that more units will be installed. Mr. Ward noted that the requirements of the Town of Cochecton Zoning Codes have been met.
- Mr. Kratz offered to paint the units any color that is pleasing to his neighbors.
- Motion made by Mr. Blaso, seconded by Mr. Walter, to close the public hearing . Carried unanimously. Mr. Crowley opened the meeting for comments from the audience. Mr. Sean Nearing stated he read the letter from Ms. Petrov expressing her concerns but felt a new business is a positive for the town. Ms. Yamen spoke approving of Mr, Kratz 's honesty and is a hard worker. Mr. Kelly felt that all zoning requirements are working well . Ms. Marilyn Cuff asked if the by-laws are being enforced. Mr. Kinney expressed that Mr. Kratz is a good business man and is a hard work worker. Mr. Dennis Nearing spoke highly of his character and having a new business is a good thing for the community. Several other people expressed their support for Mr. Kratz. Ms. Jane Petrov owner of the parcel that adjoins the storage facility spoke about her concerns about the original driveway location, noise ,safety, view from her

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- home, number of units, lighting and traffic. Ms. Petrov feels that the zoning rules were not used correctly. Mr. Crowley thanked the audience for their input.
- Mr. Crowley read the SEQR questions with # 1 is no; #2 yes; #3, it has a very small impact; #4 is no, #5 is a no; #6 minimal effect, is a no; # 7 is no; #8 no; #9 is no; #10 is no; #11 is no and #12 is no; Motion made by Mr. Blaso for a negative declaration on the EAF. Seconded by Mr. Walter. Carried unanimously. Mr. Crowley asked to entertain a motion for a recess. Motion made by Mr. Walter for a recess until May 2, 2016 at 7:30 p.m. Seconded by Mr. Pierce. Carried unanimously.

Respectfully submitted,

Sharon Erdman

Please note: Minutes to be approved at the next regularly scheduled meeting

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