

APPROVED

**THE TOWN of COCHECTON PLANNING BOARD MEETING
December 28, 2017**

The meeting convened at 7:35 p.m. with members & attendees reciting the Pledge to the flag.

A quorum was established. Those members in attendance were Earl Bertsch, Chairman, George Blaso, Neal Halloran, Joseph Manaseri, Peter Pierce and George Walter. Excused – James Crowley. Attendees were Linda Drollinger, George Fulton and Jeffrey Rose.

Joseph Manaseri moved and George Blaso second motion to open the Public Hearing. Resolution passed.

Mr. George Fulton proceeded to give a summary regarding the Townsend Minor Sub-division tax map number 2.-1-78.1, located at 969 County Road 114. There were no questions nor comments from the attendees.

Joe Manaseri moved and Neal Halloran second motion to close the Public Hearing at 7: 50 p.m. Resolution passed.

The regular Town of Cochecton Planning Board meeting resumed. At Chairman Bertsch's request, Mr. Thomas. Shepstone remained to clarify the definitions of Lot Improvement and Sub-divisions.

Peter Pierce moved approval of the Townsend Minor Sub-division. The motion was second by Joseph Manaseri. Resolution passed.

OLD BUSINESS:

Planning Board members then discussed their thoughts regarding the 6:30 p.m. Town of Cochecton Board's meeting regarding Summer Camp Zoning Law Amendment. Members will wait for Mr. Shepstone's final draft and the planned upcoming Public Hearing.

NEW BUSINESS:

George Walter moved the acceptance of the November 30, 2017 Planning Board minutes, second by Peter Pierce. The minutes were approved without exception.

Mr. George Fullton proceeded to present information for a new minor sub-division, tax map parcel #1.-1-19.1, located New Turnpike Road, Cohecton, N.Y. 12726 whose current zoning is agriculture. Following lengthy discussion, and agreement by the owners, Jeffrey Rose & Fernando R. Massaro (by designated Agent, Fulton Land Surveying) it was agreed the application should be changed from a minor sub-division to a lot improvement. Neal Halloran moved and Peter Pierce second to change the application. The Resolution passed. The plan: Parcel #1 will remain; Parcel #2 will be joined with the current Rose real property. Mr. Fulton will return at the January 25, 2018 Planning Board meeting with a revised Application reflecting the change from minor sub-division to lot improvement.

There being no further new business, the meeting was adjourned at 8:35 p.m. on motion by George Walter and second by George Blaso.

Respectfully submitted,

Joy Bertsch, Deputy Secretary

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