

TOWN of COCHECTON PLANNING BOARD MEETING

January 28, 2021

The January 28, 2021 Town of Cochecton Planning Board meeting was called to order by Chairman Bertsch at 7:31 p.m. All members and attendees stood to recite the Pledge Allegiance to the American Flag.

A quorum was established with the following board members present: Earl Bertsch, Jim Crowley, George Blaso, Neal Halloran, Richard Pomes and George Walter. Absent – Peter Pierce. Attendees included Bruce Fulton of Fulton Land Surveying, Mary Jane Nober, John Nober, Eli Vaknin and S. Vaknin.

The Planning Board Minutes of October 29, 2020 were approved with (2) corrections: Michael Walter needed to be documented as an Attendee not as a Planning Board Member and under New Business, a typographical error of “to” needed to be changed to “two”. The motion to approve the minutes (with the noted corrections) was made by Jim Crowley and second by George Walter.

Correspondence: None

Old Business: None

New Business:

Chairman Bertsch then recognized Bruce Fulton of Fulton Land Surveying. Mr. Fulton informed that Planning Board that the Walter Minor Subdivision, originally thought to be a (2) lot subdivision is really a (3) lot subdivision located at 54 Mohn Road, SBL: 19.-1-5.1, zoned AC (agricultural) & RU (rural) and comprising of (67+) acres. Easements include standard highway and utility (Section 189 designates authorization of dedication)

The (3) parcels are designated as follows:

- #1 9.5 acres including a barn/shed of agricultural designation.
- #2 2.21 acres,
- #3 55 acres.

Discussion followed with the request that the road (parcel #2 reference) be shown on the final map.

Mr. Fulton presented the following documents to the Planning Board: Site Plan Application, Short Environmental Assessment Form & Deed.

The Walter Minor Subdivision public hearing was set for February 25, 2021 @ 7:30 p.m. with a snow date of February 26,, 2021 @ 7:30 p.m. on motion made by Jim Crowley and second by George Blaso. Mr. Fulton will notify all adjoining land owners (all within 500 feet of the real property involved) by certified mail and the Clerk was requested to publish the information in the River Reporter (the current designated Town of Cochection's newspaper).

Chairman Bertsch then proceeded to the next item on the agenda by recognizing Eli Vaknin and requested a brief summary of his proposed Special Use Project.

Eli informed the Planning Board that there were proposed (5) one person apartments and a "take-out" type restaurant. The apartments were located on one side of the building and the kitchen and "take-out" restaurant on the opposite side. Eli presented a detailed map of the same. Eli also read a text received from the Sullivan County DPW regarding the parking plan.

Following discussion, Eli was given the following recommendations:

- + With the assistance of his engineer, to update the map indicating the required parking designation;
- + To make a definite determination what kind of restaurant will be contained in the building;
- + To present the completed Application Form and the Short Assessment Form.

Eli Vaknin was invited to return on February 25, 2021 to proceed with his proposal.

Mr. John Nober and Mrs. Mary Jane Nober were invited to express their concerns regarding the Vaknin proposal. The concern regarding adequate parking was major issue.

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

Respectfully submitted,

Joy Bertsch, clerk

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Town of Cochection Planning Board