

## TOWN of COCHECTON PLANNING BOARD MEETING

February 25, 2021

The February 25, 2021 Town of Cochecton Planning Board Meeting was convened by Chairman Bertsch at 7:30 p.m. All members and Attendees were requested to stand and 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, Eli Vaknin, S. Vaknin and Ronald Schack.

The Planning Board minutes dated 01/28/2021 were approved on motion made by Neal Halloran and second by George Blaso.

The Public Hearing was opened at 7:35 p.m. on motion by Jim Crowley and second by George Blaso. Chairman Bertsch invited Bruce Fulton of Fulton Land Surveying to give a summary of the Michael Walter (3) lot minor subdivision.

The location of the property SBL: 19.-1-5.1 966.7+/- Acres in the Town of Cochecton, Sullivan County & State of New York. The parcel fronts on Mohn Road, Town Road Number 20. The parcel is being subdivided as follows:

Parcel 1 (9.5 +/- acres) contains a structure **this parcel is designated Agricultural.**

Parcel 2 (2.21 acres) contains a house

Parcel 3 (55 +/- acres) is vacant land.

Adjoining land owners were notified by certified mail with only one (Colin Gallagher) was returned. A copy of the letter sent to all adjoining land owners was presented to the board along with the final surveyor's map.

There were no comments from the attendee.

There being no further discussion, the public hearing was closed at 7:45 p.m. on motion of Jim Crowley, second by George Blaso.

### OLD BUSINESS:

Jim Crowley moved that the Michael Walter Minor Subdivision be approved, second by George Blaso. Resolution passed.

NEW BUSINESS:

Chairman Bertsch then turned the floor over to Eli Vaknin and his father, S. Vaknin who proceeded with the following:

- + Presentation of the final map showing specific (14) parking spaces;
- + A retaining wall to improve parking designation;
- + (4) Apartments
- + A take-out/kitchen designation.
- + Note – the original building's deck is now removed.

Concerns expressed by board members included specific area requirements for cars parked to be able to turn around without entering the roadway (this requires more research) and designation that there can be no large group parties on the premises (again concern for parking availability).

Following discussion, the board by unanimous consensus, moved to submit a 239 for review/recommendations to the Sullivan County Planning Board, located in Monticello, New York. Chairman Bertsch informed the applicants that the review usually takes up to (6) weeks and once the Planning Board receives their recommendations/feedback, they would be notified to address any matters brought to the board's attention. Chairman Bertsch and board members acknowledged the amount of work the applicants had completed to date and felt that by submitting the 239 to the Sullivan County Planning Board, direction would be received so work could move forward.

There being no further business, the meeting was adjourned at 8:15 p.m. on motion of George Walter and second by George Blaso.

Respectively submitted,

*Joy Bertsch, Clerk*

Town of Cohecton Planning Board