

APPROVED

THE TOWN OF COCHECTON PLANNING BOARD MEETING
February 27, 2020

The February 27, 2020 Town of Cochecton Planning Board Meeting was convened by Chairman Bertsch at 7:30 p.m.

Those in attendance were asked to stand and recite the Pledge to the American Flag.

A quorum was established. Board members in attendance included Earl Bertsch, George Blaso, Neal Halloran and George Walter. Excused were Jim Crowley, Richard Pomes and Peter Pierce. Attendees included Jill Buday, Bruce Fulton of Fulton Land Surveying, Tim Gottlieb, Consulting Engineer, Alan Lord and Robert Lesperenco of New York Land/Lakes.

The minutes of the January 30, 2020 Planning Board Meeting were approved on motion of Neal Halloran and second by George Walter.

CORRESPONDENCE:

None at this time.

OLD BUSINESS:

Chairman informed the board members that the Planning Board needed to be designated as a Lead Agency of the Pine Meadow Farm (17) lot Major Subdivision. Earl Bertsch moved motion that the Town of Cochecton Planning Board be a Lead Agency in the Pine Meadow Farm Major Subdivision Project and Neal Halloran second. Resolution passed. (Refer to Resolution Confirming the Town of Cochecton as SEQRA Lead Agency for the Pine Meadow Farm attachment).

Chairman Bertsch requested Tim Gottlieb, the board's consulting engineer, to give a summary of the project's description and his comments (Tim's comments were given to each of the PB members). It was agreed that members would review these comments and be prepared to discuss them at the next board meeting.

Discussion followed concerning the lot size, sewer system and water supply.

Question was directed to Mr. Billig, board's legal counsel, as to the appropriate time to submit the Application for review pursuant to General Municipal Law (GML) Sec 239 to Sullivan County Department Division of Planning, Community Development and Real Property. Mr. Billig suggested to submit the Application before the required Public Hearing so that if any further direction was given by the Sullivan County Division of Planning, Community Development & Real Property, there would be time to work on it before the Public Hearing is scheduled and make that part of the public record for the Public Hearing.

Chairman Bertsch moved to accept the Developer's application, George Walter second. Neal Halloran amended the resolution to have additional information concerning well water capacity and sewer capacity be added. Chairman Bertsch then requested each board member if they agreed. The resolution was then passed as amended.

Tim Gottlieb will work with the applicant regarding additional information concerning soil disturbance, water and sewer for the site plan map.

Mr. Billig then informed the PB members that Richard Pomes will be recused from voting on the project since he is one of six reputed owners of a neighboring property on Old County Road/Town Road #58.

Because the possibility of not having a quorum, the Planning Board voted to change the March 28, 2020 scheduled meeting to April 9, 2020. A resolution was passed to change the meeting date to April 9, 2020.

NEW BUSINESS:

Mr. Bruce Fulton of Fulton Land Surveying then presented information regarding the Nancy Campis Minor Subdivision as follows:

- + Tax Map: SBL 8-1-15.1.
- + The number of acres to be divided is (31.39) acres into (2) lots.
- + One lot of 27.72 acres & Second lot of (3.67) acres.
- + Each lot has a dwelling with their own wells & septic system.

Mr. Fulton submitted the following to the Planning Board:

Owners' Proxy, Subdivision/Site Plan Application and a Short Environmental Assessment Form.

Following discussion, it was recommended to have a Maintenance Agreement since it is a shared driveway.

A motion was made by the board to hold a Public Hearing on April 9, 2020. Resolution passed.

There being no further business, the meeting adjourned at 8:40 p.m. on motion of George Walter and second by George Blaso.

Respectfully submitted.

Jay Bertach, clerk

Town of Cocheton Planning Board

