

TOWN of COCHECTON PLANNING BOARD MEETING

March 25, 2021

The March 25, 2021 Town of Cochecton Planning Board Meeting was convened by Chairman Earl Bertsch at 7:35 p.m. All Board Members and Attendees were asked to stand and recite the Pledge of Allegiance to the American Flag.

A quorum was established with the following members in attendance: Earl Bertsch, George Blaso, Jim Crowley, Richard Pomes and George Walter. Excused – Neal Halloran. Absent – Peter Pierce. Attendees included S. Vaknin and David Preston.

The Planning Board's Minutes dated 2/25/2021 were approved on motion of Jim Crowley & second by Richard Pomes.

OLD BUSINESS:

Chairman Bertsch informed board members that he received the S. C. Division of Planning's response to the submitted 239 County Review for Vaknin-6649 Lake Front LLC. Each board member present were given a copy of the received response. The matter was found to be a matter of **local determination**. Recommendations included:

- + concern regarding an old County drainage system in Lake Huntington running under the County Road and under the existing parking lot & outlets to the lake. It was directed the applicant contact SCDPW as to their plans to address this drainage concern;

Mr. S. Vaknin presented new map(s) of the project prepared by their engineer. (This is the map submitted to the S. C. Division of Planning with the 239 Review documentation.

In review of the new submitted map, the Planning Board recommended (1) separate outside stairways be added to insure appropriate exits in case of fire.

The Planning Board also recommended that the Applicant contact DEC & secure in writing their approval of the site plan as the project is so close to the lake water. (This recommendation for DEC approval would alleviate any concerns expressed at the future protecting the Planning Board and the Applicant).

Following discussion, the Planning Board agreed to hold the project's Public Hearing on April 29, 2021 on the condition that the **applicant can secure in writing from the SCDPW and DEC approval of the project**. If that would not be possible, the projects' Public Hearing may need to be deferred until the following month. A motion made by Jim Crowley and second by George Walter moved that if the DEC & SCDPW paperwork can be secured within the next two week period, a Public Hearing may be held on April 29, 2021 @ 7:30 p.m. Resolution passed.

On motion of Jim Crowley and second by George Walter a resolution was passed to waive the ½ acre requirement regarding Section #240-13 lot standards.

**NEW BUSINESS:**

Chairman Bertsch then recognized Mr. David Preston

Mr. Preston informed the Planning Board that he represents the former Wen-Hen Property (SBL 18-1-30) on a 3 ½ acres located on Route 97. The tentative plan is to demolish the old buildings and build new year round structures for rentals.

Following discussion, the Planning Board determined that this project will be classified as a small motel with (10) units or less.

Mr. Preston will appear before the Planning Board on April 29, 2021 with a Site Plan Application and map.

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

Respectfully submitted,

*Joy Bertsch, Clerk*

Town of Cocheton Planning Board