

APPROVED

THE TOWN of COCHECTON PLANNING BOARD MEETING

April 26, 2018

The Town of Cochecton Planning Board Meeting convened at 7:30 p.m. with members and attendees reciting the Pledge to the flag.

A quorum was established. Those members in attendance included Earl Bertsch, Chairman, George Blaso, Neal Halloran, Joe Manaseri, Peter Pierce and George Walter. Excused: James Crowley. Attendees included Mike Attianom, Daniel Gettel, Tim Gottlieb, Dale Koch, George Lithco, Lance Rescado, Tom Shepstone, Matt Strombelline, Jerold Yarvarkovsky and Jay Zeiger.

CORRESPONDENCE:

Earl Bertsch informed board members of an upcoming workshop sponsored by the Sullivan Renaissance regarding “Green Infrastructure; Easy ways to manage runoff using gardens and landscaping” to be held May 2, 2018 at 6:00 p.m. at the CVI Center in Ferndale, New York.

APPROVAL OF 3/29/2018 Planning Board Minutes:

The Planning Board Minutes were approved unanimously on motion by Peter Pierce & second by George Blaso.

OLD BUSINESS:

Tom Shepstone, Town of Cochecton Planning Board’s Planning Consultant, proceeded with his review and comments regarding the 75 Matt Smith Road Project. Mr. Shepstone cited (12) different concerns including but not limited to the following:

- a. At this time of review, a complete narrative of the site plan is needed. The document offered to date is a “sketch plan” at best;
- b. The Town of Cochecton’s portion of the site plan consisting of (6) clusters/ (4) units each, the units would be considered “cabins” consisting of wood and canvass. A more definitive description of the structures is needed;
- c. Regarding the “campsite standard”, the word standard needs to define;
- d. That the sketch plan for the roadway indicates an 18’ width; and a two-way traffic road requires a 20’ width road (fire trucks, ambulance, etc.);
- e. Concerning the parking areas currently proposed, a variance may be needed and would be referred to the Town of Cochecton Zoning Board. However, in review of the sketch plan, there is adequate space to allow parking within the (6) clusters that would avoid a need for a variance.

Mr. George Lithco raised the question of how the project might proceed and gave possible options to consider. Planning Board members agreed that the concerns mentioned by Mr. Shepstone had to be answered before any decisions can be made.

Neal Halloran commented that initially the project concerned the Town of Bethel and the Town of Cochection Planning Boards. Currently, many agencies need to be consulted. In addition, Mr. Halloran brought up the septic system provisions for each cluster/4 units each needs further clarification.

In summary, Mr. George Lithco will contact Gregg Semenetz to address Town of Cochection's building codes to help clarify specifications required on the project's plan.

Earl Bertsch will contact the Town of Cochection Fire Chief and request his presence at the May 31, 2018 meeting to be held at the Town of Cochection Town Hall at 7:30 p.m.

Other unresolved issues include the Health Department (septic system) & Zoning Board (variances).

There being no new business, the meeting adjourned at 8:25 p.m. on motion made by George Walter & second by Peter Pierce.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cochection Planning Board