

TOWN of COCHECTON PLANNING BOARD MEETING
April 29, 2021

The April 29, 2021 Town of Cochecton Planning Board Meeting was convened by Chairman Bertsch at 7:30 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, Peter Pierce, Richard Pomes and George Walter. Excused – Neal Halloran. Attendees included. A. Vaknin, Eli Vaknin, Bruce Fulton, David Preston, Sean Nearing, Lila Frodesen, Ed Grund, Pamela E. Meyer, Carol Nearing, Michael Packer, Mary Jane Nober, Jeff Nober & John Nober.

Approval of the March 25, 2021 Town of Cochecton Panning Board Minutes were approved on motion by Jim Crowley, seconded by George Walter.

CORRESPONDENCE: NONE

The Vaknin-6649 Lake Front LLC Public Hearing was opened at 7:35 p.m. on motion made by Jim Crowley, second by George Walter. Resolution passed.

Chairman Bertsch requested Eli Vaknin to give a summary of the Special Use Project: Vaknin-6649 Lake Front LLC.

Chairman Bertsch then opened the discussion to the attendees.

The following concerns were expressed:

- a. The amount of required parking spaces;
- b. The number of apartments units;
- c. What kind of “take-out” food establishment is planned;
- d. What provision for visiting guest(s) parking for those living in the apartment units;
- e. Who is the proprietor of the planned project;

Following discussion among Planning Board Members, Jim Crowley moved that the Public Hearing remain open, second by George Walter. Chairman Bertsch polled all Planning Board Members regarding the motion: Jim Crowley – Yes; Earl Bertsch – Yes; Peter Pierce – Yes; George Walter – Yes; George Blaso – Yes; & Richard Pomes – Yes. The resolution passed. Further discussion ensued regarding the applicant must make a final decision regarding the number of apartment units in the project. Richard Pomes raised the issue of the discrepancy documented in the 239 document regarding the number of apartment units of (4) units to (3) units.

Due to the remaining questions concerning the project that need to be addressed, Jim Crowley moved and Peter Pierce second the motion to adjourn the Public Hearing at 8:10 p.m. with the plan to confer with the Sullivan County Planning Division to clarify the 239 document

discrepancy. Resolution passed. The applicants will be notified once this information is available with the plan to return on May 27th, 2021 regular board meeting date.

OLD BUSINESS

Special Use Permit – Vknin-6649 Lake Front LLC on hold until project discrepancies are resolved.

NEW BUSINESS:

Chairman Bertsch recognized David Preston, Agent for Cohecton Cottages Minor Subdivision. SBL: 18-1-30 located 7584-7598 State Route 97 to demolish all existing structures and build (8) new cottages for year rental purposes. Owners of the real property is Berg LLC/Eric Brown of Barryville, N.Y.

Discussion included the need for the following to be addressed by a license engineer: to review the site plan with recommendations to address the following: survey the property & address the type of septic & water systems needed for the project.

The Agent will return on May 27, 2021 at 7:30 p.m. with this information.

Next, Chairman Bertsch recognized Bruce Fulton of Fulton Land Surveying representing the Lot Improvement for Lila Davidson. SBL#10-2-50 located at 6648 State Route 52, Lake Huntington, N.Y. 12752 under Neighborhood Development Zoning District. The lot improvement involved a lot line change with standard highway and utility easements/or other restrictions on the property. Following discussion, the Lot Improvement Application was approved on motion of Peter Pierce and second by Richard Pomes. The Lot Improvement Application was approved. Resolution passed.

Chairman then recognized Michael Packer, Agent for Lucier, Berlind & Berlind Minor Subdivision SBL #1-1-31.3 of (17.01 acres) of land to be subdivided into two parcels of (5.01) acres and (12.00) acres located at 374 New Turnpike Road, Cohecton, N.Y.. 12726 in the Agricultural Conservation Zoning District. Following discussion a Public Hearing will be scheduled for May 27, 2021 at 7:30 p.m. on motion of Peter Pierce, second by Jim Crowley. Resolution passed. The project's 239 document will be submitted to the Sullivan County Division of Planning for recommendation.

Finally, Chairman Bertsch opened the meeting for public comments .Mr. Jeff Nober raised the question regarding the Vaknin-6649 Lake Front LLC Special Use Permit, in the event the Planning Board approves the application, what would be the next step in order for the project to move forward? The next step would be to submit an application for a Building Permit to the Building Inspector.

There being no further business, the Planning Board Meeting was adjourned at 8:50 p.m. on motion of George Blaso, second by Peter Pierce and passed.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cohecton Planning Board