

APPROVED

TOWN of COCHECTON PLANNING BOARD MEETING
May 27, 2021

The May 27th, 2021 Town of Cochecton Planning Board Meeting was convened at 7:30 p.m. by Chairman Earl Bertsch.

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

A quorum was established with the following Planning Board members in attendance: Earl Bertsch, George Blaso, Jim Crowley, Neal Halloran, Richard Pomes and George Walter. Absent: Peter Pierce. Those attendees included Mike Packer, Tom Sarino, Mary Jane Nober and Jeff Nober.

The minutes of April 29, 2021 were approved without exception on motion by Jim Crowley and second by George Walter.

Chairman Bertsch then asked the Clerk to read the correspondence received from Kassondra M. Johnstone regarding GML 239 Notification: TUS21-03 (Town of Tusten); Special Use Permit. Jim Crowley gave additional information regarding the applicant's plans confirming the applicant's intentions for his project. Following discussion, Board Members agreed they had no comment on motion by George Walter, second by George Blaso.

The Eli Vaknin-6649 Lake Front LLC Public Hearing was re-convened at 7:50 p.m. on motion of Jim Crowley, second by George Blaso. Chairman Bertsch informed the Board that a phone call had been received from Eli Vaknin stating he would not be attending tonight's meeting. There was no public comments. Neal Halloran moved to close the Public Hearing, second by Jim Crowley. Resolution passed.

Jim Crowley moved that the Vaknin-6649 Lake Front LLC Application be denied for the following reasons:

- + There have been no specific plans submitted;
- + Multiple maps have been submitted;
- + Comments made by the Sullivan County Division of Planning;
- + Parking for the project remains to be resolved;
- + Route 52 Highway concerns remain to be resolved.

The motion to deny the Vaknin-6649 Lake Front LLC Application was second by Neal Halloran. Chairman Bertsch called for a roll-call vote:

Jim Crowley – deny, Earl Bertsch – deny, George Blaso – deny, George Walter – deny, Neal Halloran – deny, and Richard Pomes – deny. Resolution passed.

Chairman Bertsch then informed the board he had received a phone call from David Preston informing them that the survey was not completed in time for the meeting. Mr. Preston will notify Chairman Bertsch when he is ready to come before the Planning Board.

At 7:50 p.m. the Lucier, Berlind & Berlind (LBB) Public Hearing was opened on motion by Jim Crowley and second by George Blaso. Mr. Mike Packer was then requested to give a brief summary of the proposed project. This is a minor (2) lot subdivision consisting of a total (17.01) acres to be divided into two lots, one consisting of (12) acres and the other consisting of (5.01) acres located at 374 New Turnpike Road, Cochection, N.Y. 12726 in the Agricultural Conservation Zoning District. Chairman Bertsch informed the Board that the S. C. Division of Planning returned the submitted 239 for review and found it to be a matter of local determination. The Perk Test has been completed successfully.

Chairman Bertsch called for public comments – None.

The Public Meeting was closed at 8:00 p.m. on motion made by Neal Halloran and second by George Blaso. Jim Crowley moved to approve the Application, George Blaso second the motion. Resolution passed.

Chairman Bertsch then recognized Mr. Tom Serino. Mr. Serino stated he was coming before the Planning Board to give information regarding his plans and to seek direction as how to proceed. The proposed project is a minor (2) lot subdivision located at 5816 Long Road, Cochection, N.Y. 12726. The real property consists of a total (12) acres of which (2) acres would be divided off with a modular home in place off Long Road. Reportedly the property is flat in contour. The following recommendations were given:

- + Perform a Perk Test;
- + Survey the property;
- + Check the properties access to Long Road for the driveway purpose.
- + Once the above is completed, an Application could be submitted before the Planning Board.

The meeting was opened to those in attendance for comments. Mr. Jeff Nober questioned “what was the resolution of the question regarding the confusion regarding the S. C. Division of Planning regarding the number to apartments. The comment from the division was (3) apartments. The Board stated that Mr. Vaknin would need to “start over” and submit an Application with specific plans for his project.

There being no further business, the meeting was adjourned at 8:20 p.m. on motion by George Walter, second by George Blaso.

The next Town of Cochection Planning Board will be held June 24th, 2021 at 7:30 p.m. with Jim Crowley as Deputy Chairman and Jill Buday, acting Clerk.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cochection Planning Board