

TOWN OF COCHECTON PLANNING BOARD MEETING

June 25, 2020

The June 25, 2020 Town of Cochecton Planning Board meeting was convened by Chairman Earl Bertsch at 7:30 p.m. by asking those present to stand and recite the Pledge of Allegiance to the American Flag. (Those in attendance were required to wear facial covering and to participate in social distancing).

A quorum was established. Board members in attendance included Earl Bertsch, George Blaso, James Crowley, Richard Pomes and George Walter. Excused were Neal Halloran & Peter Pierce. Attendees included Alan Lord & Robert Lesperenco of New York Land/Lakes, Jacob Billig, board's attorney and Timothy E. Gottlieb, board's engineer.

The minutes of 05/14/2020 were approved on motion by George Walter and second by George Blaso.

CORRESPONDENCE: Chairman Bertsch the informed the Board the Sullivan County Division of Planning, Community Development and Real Property responded by email on June 23, 2020 regarding the Pine Meadow Farm preliminary 239 review with the recommendation of "Local determination".

OLD BUSINESS:

Tim Gottlieb proceeded to give a brief summary Storm Water Management & Pollution Prevention Plan and recommended that the site plan map indicate that each prospective lot owner be responsible for their individual SWPPP. Alan Lord responded that recommendation was covered in the Pine Meadow Farm Protective Covenants, #7 stating, "Prior to any disturbance associated with Grantee's development of any lot within said subdivision, Grantee must prepare his/her own SWPPP specific to his/her particular lot and file an individual notice of intent (NOI). Said SWPPP must identify permanent post construction storm water management practices." The Resolution passed to accept the Storm Water Management & Pollution Prevention Plan on motion made by Jim Crowley and second by Earl Bertsch.

Chairman Bertsch then referred to Board's legal consultant, Mr. Jacob Billig, asking his recommendation of how to proceed with the required Pine Meadow Farm public hearing in order to meet the Covid-19 pandemic mandates. Following discussion the following recommendations were made as follows:

Two Public Hearings to be held – the first on 07/30/2020 for the purpose of public comment to be followed the completion of the Full Environmental Assessment Form;

The second Public Hearing to be held on 08/27/2020 for the purpose of public comment and if no changes are needed, the board would then approve the Pine Meadow Farm Major Subdivision Application.

People would be given the opportunity to participate at the Public Hearing in three ways: in person, by written comment(s) to be submitted (5) days prior to each hearing or by phone.

In addition, the complete Pine Meadow Farm application file would be made available at the Town of Cohecton Town Hall located at 74 Smales Road, Lake Huntington, N.Y. for any adjoining landowner wishing to review it.

Chairman Bertsch moved that (2) Public Hearings would be held a month apart (July 30 & August 27, 2020); adjacent landowners would have three ways to participate by either in person attendance (according to the virus pandemic mandates & limited seating), by written comments to be submitted (5) days prior to each Public Hearing; or by phone. George Blaso second motion. Resolution passed.

The Town of Cohecton Planning Board Clerk would be responsible for the (2) Public Hearing Notices to be posted in the Sullivan County Democrat Newspaper and the Town's website and Mr. Alan Lord would be responsible for notifying all adjacent land owners by Certified Mail, Return Receipt.

NEW BUSINESS:

NONE

There being no further business, the meeting adjourned at 8:00 p.m. on motion of Jim Crowley and second by George Walter.

Respectfully submitter,

Jay Bertsch, Clerk

Town of Cohecton Planning Board