

TOWN OF COCHECTON PLANNING BOARD MEETING

July 30, 2020

The July 30th, 2020 Town of Cochecton Planning Board meeting was convened at 7:30 p.m. by Chairman Earl Bertsch who proceeded to request everyone in attendance to stand and recite the Pledge of Allegiance to the American Flag.

A quorum was established with the following board members present: Earl Bertsch, George Blaso, Jim Crowley, Richard Pomes (note – Mr. Pomes was recused regarding any Pine Meadow Farm business because his family is an adjacent landowner) & George Walter. Excused – Peter Pierce. Absent – Neal Halloran. Attendees included Linda Drollinger, Robert Lesperence & Alan Lord of New York Land/Lakes, Jeff & Mary Jane Nober, Richard Altow, Charles Petersheim, Kathy & Robert Meyer, Robert Smith, Thomas Peck, Jamie Meyer, Jacob Billig (Legal Counsel), Tim Gottlieb (Engineer) and Lori Bertsch (maned the phone during the Public Hearing).

The June 25, 2020 Town of Cochecton Planning Board Minutes were approved on motion by Jim Crowley, second by George Walter.

CORRESPONDENCE

None

Resolution was passed to open the Public Hearing at 7:32 p.m. on motion by George Walter and second by George Blaso. Chairman Bertsch requested Alan Lord, Acquisitions/Project Manager, to give a summary of the Pine Meadow Farm (17) lot major subdivision. Chairman Bertsch reinforced that once each lot is sold, the owner then must confer with the code enforcement officer and address the water/septic designs are required in order for construction to occur.

Concerns/comments made by those in attendance are as follows:

- + Clarification of the type of construction that could occur on each lot. (Response) The lot(s) are meant for a single or two family home. In the event there was a request for more, the Code Enforcement Officer would need to be consulted.
- + Concern if multiple family group purchasing lot(s) what would happen? (Response) A special use permit would be required.
- + Could a larger lot be subdivided in the future? (Response) The potential answer is yes. However, the developer could stipulate the lots are to remain intact and be stated as such in the Deed.
- + Concern that the (17) lot proposed subdivision would lose the rural/country environment. (Response) Mr. Alan stated that was kept in mind when the larger

- lot size was designed.
- + Concern that the area road/traffic load would be effected in the event a larger parcel was able to be subdivided.
- + Concerns regarding possible Deed restrictions and zoning requirements. (Response) The Zoning Board and Planning Board would be involved as Special Use Permit would be required.

Resolution was passed to close the Public Hearing at 8:15 p.m. on motion of Jim Crowley & second by George Walter. (Note: there were no phone call comments during the public hearing).

Discussion then followed regarding the concern of potential subdivision of the larger lots. Mr. Billig suggested that a Deed restriction stipulation could be added to the lot sale Deed to avoid that happening.

The developer agreed to add that provision within the lot Deeds that there would be no subdividing of lots designed by Pine Meadow Farm major (17) lot subdivision.

Mr. Billig then proceeded to lead the Planning Board through the Full Environmental Assessment Form Part 2 – Identification of Potential Project Impacts. In completion, all impacts were either “no” or “small” as moved by Jim Crowley and second by George Walter.

Resolution for Adoption of a Negative Declaration was passed (based up the Full Environmental Assessment Part-2) by the following individual board members role call: Jim Crowley, yes; Earl Bertsch, yes; George Blaso, yes; and George Walter, yes.

Addendum: Completed Full Environmental Assessment Form Part 2 & Resolution For Adoption Of A Negative Declaration.

Resolution regarding the second Pine Meadow Farm major (17) lot subdivision Public Hearing to be held August 27, 2020 at 7:30 p.m. was passed by motion by Jim Crowley and second by George Walter.

OLD BUSINESS:

Chairman Bertsch then called upon Mr. Charles Petersheim regarding Catskill Farms (2) lot minor subdivision. No action was taken.

NEW BUSINESS:

Chairman Bertsch then informed the board members of the Special Use Request by Eli Zaknin for a multiple family dwelling (f/k/a Pete’s Pub). Due to the limited parking issue, Mr. Zaknin was referred to the Sullivan County

Department of Public Works before coming before the Town of Cohecton Planning Board. The matter is tentatively rescheduled for August 27, 2020.

ADJOURN

There being no further business, the meeting was adjourned at 8:50 p.m. o motion of George Walter and second by George Blaso.

Respectfully submitter,

Jay Bestsch, clerk

Town of Cocheton Planning Board