

TOWN of COCHECTON PLANNING BOARD MEETING

October 28, 2021

The October 28th, 2021 Town of Cochection Planning Board meeting was called to order by Chairman Bertsch at 7:30 p.m.

Those board members and attendees were requested to stand and recite the Pledge of Allegiance to the American Flag.

A quorum was established with the following board members in attendance: Earl Bertsch, Jim Crowley, Neal Halloran, Richard Pomes and George Walter. Absent were George Blaso and Peter Pierce. Attendees included Irene Nicolai, Lila Frodguy, Azin Valy, Rachelle Carmack, Ryan Walker, Mary Jane and Jeff Nober.

The minutes of September 30, 2021 were approved on motion by Neal Halloran & second by George Walter.

Correspondence - NONE

Old Business - NONE

New Business - NONE

Chairman Bertsch recognized Irene Nickolai who introduced herself & proceeded to present to the board members tentative plans for the former Pete's Pub real property. The following information was shared as follows:

- + Three (3) two-bedroom apartments of one thousand (1,000) sq. ft. each with parking for each.
- + A small café and wine shop with three (3) tables with seating of four (4) people each.
- + Parking would be located across the street on another individual's real property.

The following recommendations were given by the board members:

- + A license engineer's services need to be secured to assist the applicant to formalize the intended plans for the real property & to prepare the necessary maps.
- + An application and map need to be prepared to formally present to the Planning Board.

Irene Nickolai was encouraged to notify Chairman Bertsch when she was ready to proceed in order to be placed on the agenda. Ms. Nickolai was given a Subdivision/Site Plan Application and Checklist for Major/Minor Subdivision/ and/or Site Plan.

Chairman Bertsch then recognized David Preston for the Preliminary Review of the former Wen-Hen real property.

Mr Preston proceeded to present the SBL 19.-1-30 Site Plan Application with the following information:

- + Title of Subdivision/Site Plan – Cochection Cottages.
- + Project location – 7584-7598 Route 97, County of Sullivan.
- + Real property zoned “RU”.
- + Perk Tests were completed.
- + There are to be eight (8) new seven hundred (700) sq. ft. Cottages with new drainage and water.
- + Cottages are of year around construction.

The Planning Board’s recommendation – Lead Agency Documents need to be sent to N.Y.S. Department of Transportation, the Department of Health, DEC and the Upper Delaware Council. The Planning Board’s Clerk will be responsible for this task.

There being no further discussion, Neal Halloran moved and George Walter the project application be approved. Resolution passed.

Change of date of the November 25, 2021 regular meeting to November 18, 2021 (due to Thanksgiving Day) was moved on motion by Jim Crowley and seconded by Richard Pomes. Resolution passed. The clerk was requested to notify the River Reporter Legal Notice Department of the date change.

There being no further business, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cochection Planning Board.