

Approved

TOWN of COCHECTON PLANNING BOARD MEETING  
December 26, 2019

The Town of Cochection Planning Board met on December 26, 2019 at 7: 35 p.m. Chairman Bertsch convened the meeting by requesting those in attendance to stand and recite the Pledge of Allegiance to the American Flag.

A quorum was established. Planning Board members in attendance included Earl Bertsch, George Blaso, Jim Crowley, Richard Pomes and George Walter. Excused were Neal Halloran and Peter Pierce. Attendees included Bruce Fulton, Helene Indelicato, Alan Lord and Charles Petersheim.

The Town of Cochection Planning Board Minutes of November 26, 2019 were approved on motion by Jim Crowley and second by George Blaso.

**CORRESPONDANCE:** None

**NEW BUSINESS:**

Alan Lord, Acquisitions /Project Manager, New York Land & Lakes, proceeded to present information concerning Pine Meadows Farm Major Subdivision located NYS Route 52 & County Route 112, Old County Road & Kelly Road in the Town of Cochection, Sullivan County. Tax Map # 15-1-36 & 37. There are recorded two owners: #15-1-36 – RCAIS LLC located at 58 Bar Beach Road, Port Washington, N.Y. 11050 and #15-1-37 – Dougherty Holdings LLC located at 28 Middle St., Goshen, N.Y. 110924. Currently, there are 92 acres total in the two sections; with (46) acres each.

Discussion ensued with the following directed to be completed:

- + Perk Test will be required on each lot;
- + A Planning Board engineer will be needed;
- + An Escrow Account will need to be established (separate accounts for each SBL in the amount of \$1,000.00 each;
- + Town of Cochection Superintendent of Highways, Kevin Esselman to be notified;
- + Town of Cochection Building Inspector, Gregg Semenetz, to be notified;
- + Two separate Public Hearings are required, but may be held on the same date but at different times;
- + There are to be separate driveways for each lot.

The Planning Board recognized Mr. Charles Petersheim of Catskill Farms, Inc. who presented the lot improvement map concerning the Cross Road Lot Improvement, #SBL 2-1-1.6, Following discussion, the map could not be stamped because of an error in description. Once the map is corrected the board authorizes the chairman to sign & stamp the maps.

At 8:20 p.m. on motion made by Jim Crowley and second by George Blaso the regular Planning Board Meeting was recessed and the Public Hearing was convened.

Bruce Fulton gave an overview of the J & K McElroy Subdivision. All notices mailed to surrounding land owners were received; and no mailing(s) were returned unclaimed. In summary, Lot #3 is to be divided into (2) lots: 3A and 3B - SBL: 24-1-9.8. Following discussion, the Public Hearing was closed at 8:40 p.m. and the regular Planning Board Meeting resumed on motion by Jim Crowley and second by Richard Pomes.

The McElroy Subdivision was then approved on motion by Jim Crowley and second by George Blaso. The resolution passed.

There being no further business, George Walter moved the meeting be adjourned at 8:45 p.m. The motion was second by Richard Pomes and passed.

Respectfully submitted,  
Joy Bertsch, Clerk  
Town of Cocheton Planning Board