

TOWN of COCHECTON PLANNING BOARD

December 30, 2021

The regular meeting of the Town of Cochecton Planning Board was convened by Chairman Earl Bertsch at 7:30 p.m. Those in attendance were requested to stand and recite the Pledge of Allegiance to the American Flag.

A quorum was established.

Board Members in attendance included Earl Bertsch, George Blaso, Jim Crowley, Richard Pomes and George Walter. Excused was Neal Halloran. Absent was Peter Pierce. Attendees included Kerry Engelhardt, Lori & Michael Scadino, Robert Smith and Clarence Swendsen.

The November 18, 2021, Town of Cochecton Planning Board minutes were approved on motion by Jim Crowley and second by George Walter.

The Cochecton Cottages Public Hearing was opened at 7:35 p.m. on motion by George Walter and seconded by Richard Pomes. Resolution Passed.

Mr. David Preston gave an overview of the proposed site plan. President Bertsch invited comments/concerns from those in attendance. The following issues were expressed as follows:

- + Request definition of a “flood garden” – this addresses water “run off”.
- + Questioned if perk test had been done – yes, the perk test has been completed.
- + How parking has been addressed – there is provision for two (2) parking spaces per building.
- + Questioned length of time the buildings would be rented – lease time is projected at one (1) week or lease
- + Questioned who is responsible for maintenance of buildings/grounds – the BFRG, LLC is responsible.
- + Concern expressed regarding the water supply and the sewer system for each building – there is provision for each building with separate water supply and waste removal for each building. There will be two (2) sewer systems which each system will remove waste for four (4) buildings. There will be one (1) new well to supply all eight (8) buildings.
- + Concern expressed regarding the number of people that could occupy each building – each building is 700 square feet, a single-family dwelling with a maximum number of people range of four to six occupancy.
- + Who will be responsible for crowd control – the BFRG LLC expects a clientele to lease these buildings, that this issue would not be a problem.

There being no further public comments/concerns, the Cochection Cottages Public Hearing was closed at 8:10 p.m. on motion of George Walter and second by George Blaso. Resolution Passed.

OLD BUSINESS:

President Bertsch informed the board members that the Sullivan County Department of Planning responded to the board's submitted Cochection Cottages 239 for review (Copies were provided to each Board Member). Recommendations addressed the projects Dark Sky Lighting issues, land scaping and signage plans. Lastly, electric vehicle charging stations were suggested for the site. (Note: Defining information and "Quick Tips for Dark Sky Lighting" was distributed to board members). Following discussion, Jim Crowley moved the Planning Board give conditional approval of the site plan and once the lighting, land scaping and signage recommendations are met, Mr. Preston may return to the January 27, 2022 Planning Board Meeting for final approval. The recommendation regarding the electric vehicle charging station on site may be over ridden at the board's discretion. The motion was seconded by George Walter. The resolution passed.

NEW BUSINESS:

President Bertsch then informed board members receipt of Richard Pomes resignation and his recommendation to accept Robert Smith to complete his term ending 12/31/25. Jim Crowley moved and George Walter seconded the motion to accept Robert Smith as board member to complete the remaining term ending 12/31/2025. Resolution passed.

Earl then informed board members that Peter Pierce also resigned citing personal and business reasons. Peter's term is scheduled to end 12/31/2024.

All board members were thanked for their time, commitment and service to the Town of Cochection Planning Board.

Earl then raised the fact that his seven (7) year term ends 12/31/2021. He is willing to serve another term and remain as chairman for the coming year.

In addition, the board's clerk annual appointment ends 12/31/2021.

Jim Crowley moved to re-appoint Earl for another seven (7) year term and to have him remain as chairman for another year. Motion was second by George Blaso. Resolution passed.

Jim Crowley moved to re-appoint Joy Bertsch as Clerk of the Planning Board for another year. Motion seconded by George Blaso. Resolution passed.

The next regular Town of Cochection Planning Board Meeting will be held January 27, 2022 at 7:30 p.m.

There being no further business, the Planning Board Meeting was adjourned at 8:30 p.m. on motion by George Walter and second by George Blaso.

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