

TOWN of COCHECTON PLANNING BOARD MEETING

August 27, 2020

The August 27th, 2020 Town of Cochecton Planning Board meeting was convened at 7:30 p.m. By Chairman Earl Bertsch who requested everyone present to stand & 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, Neal Halloran, Peter Pierce, Richard Pomes & George Walter. (Note: Mr. Pomes was recused regarding any Pine Meadow Farm business because his family is an adjacent landowner). Attendees included Linda Drollinger, Robert Lesperence, Alan Lord (both representing N.Y.Land & Lakes, LLC), Jeff & Mary Jane Nober, Charles Petersheim, Kathy & Robert Meyer, Laurie Raskin, Eli Vaknin, Rob Senzon, John Nober, and Stephanie Drongoski. In addition Jacob Billig, legal Counsel and Lori Bertsch, technical assistant were in attendance.

The July 30, 2020 Planning Board Minutes were approved on motion made by George Walter and second by Jim Crowley.

CORRESPONDENCE: None

A Resolution to open the Public Hearing at 7:35 p.m. was passed on motion by Jim Crowley and second by George Walter.

Chairman Bertsch requested Mr. Alan Lord give a summary of the (17) lot major subdivision proposal with updated information added from comments from the first Public Hearing held on July 30th, 2020. The following concerns were addressed as follows: The deed(s) would stipulate that only single family homes were to be constructed or agricultural or non-commercial recreational use nor other commercial or industrial use of the property is allowed; that there could be no further subdivision of any of the (17) lots and that only one dwelling shall be allowed per parcel.

Chairman then welcomed comments from those in attendance. A summary of concerns/questions are as follows:

- + In response to the question regarding house size that could be constructed on a lot, the regulation of the minimum house size on any lot is (500) sq. feet based upon state code.
- + Question regulations regarding tree(s) clearing and erosion concerns,
- + Multiple concerns regarding potential lot owner's protection in the event another lot owner did not abide with the deed restrictions.
- + Who is responsible to enforce the lot restrictions?

There being no further comments from those in attendance, the Public Hearing was closed at 8:00 p.m. on motion of Jim Crowley & second by Peter Pierce. The Resolution passed. Chairman Bertsch thanked everyone for their voiced concerns/attendance.

Mr. Jacob Billig proceeded to read the Resolution Granting Site Plan Approval. Mr. Billig recommended that an addition be added to the resolution ensuring that in the event a particular lot owner had an issue with another lot owner regarding the deed restrictions, there would be provision of a process to address the problem. The board members and the developer agreed that this should be added to the Resolution Granting Site Plan Approval. George Walter moved to approve the Site Plan Approval & Peter Pierce second the motion. The Resolution Granting Site Plan Approval was passed with the added recommendation by legal counsel by the following individual board members role call: Jim Crowley, yes; Earl Bertsch, yes; George Blaso, yes; George Walter, yes; Neal Halloran, yes; and Peter Pierce, yes. (Note: board member, Richard Pomes was recused). Mr. Billig will prepare the revised Resolution and send it to the Planning Board's Clerk for signatures as required.

The New York Land & Lake, LLC presented (2) checks: (1) in the amount of \$1,300.00 for Preliminary & Final Submittal/Major Subdivision and (1) in the amount of \$6,035.00 in lieu of Land Dedication (this money is designated to be to be distributed equally amount the (3) privately owned Town of Cochection Parks.

NEW BUSINESS:

Chairman Bertsch then recognized Eli Vaknin and invited him to present to the Planning Board his information seeking a Special Use Permit.

Mr. Vaknin presented the following information:

- + The real property is the former Pete's Pub located on Route 52 Main Street, Lake Huntington, N.Y.
- + (5) One bedroom apartments with separate entrances,
- + (1) "take out" type restaurant.

Discussion followed focusing upon the board's concern of sufficient parking available to support the proposed project. The project would require (2) parking spaces per apartment. The board recommended that Mr. Vaknin contact the Sullivan County Department of Public Works regarding his plan to have parking parallel to Route 52 and to consult an engineer to determine if his plan is possible. Once that information was secured, a 239 Form would need to be submitted to the Sullivan County Division of Planning for their comments/direction. Mr. Vaknin was invited to return to the Planning Board at their next meeting scheduled September 24th, 2020.

ADJOURN

There being no further business, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

Joy Bertsch, clerk

Town of Cochection Planning Board