

THE TOWN of COCHECTON PLANNING BOARD MEETING

November 18, 2021

The November 18, 2021, Town of Cochecton Planning Board Meeting was called to order at 7:35 p.m. by Chairman Earl Bertsch. All people 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, Richard Pomes and George Walter. Excused were Jim Crowley, Neal Halloran and Peter Pierce. Attendees included Grant Decker, Kevin Nicoletti and Dave Preston.

The minutes of October 28, 2021, were approved with exception on motion of George Walter and seconded by Richard Pomes. The following additions were to be made under New Business:

+ 1000 sq. ft. to be changed to one thousand (1000) square feet.

+ (3) tables to be changed to three (3) tables.

And under Mr. Preston's presentation of the SBL 19.-1-30 Site Plan –

+ (8) new seven (700) sq. ft. to be changed to eight (8) new seven hundred (700) square feet cottages with new drainage and water.

CORRESPONDANCE – NONE

OLD BUSINESS:

Chairman Bertsch called for a motion to establish the Planning Board as Lead Agency for the Cochecton Cottages. Motion moved by George Walter, Second by Richard Pomes. Resolution passed.

Chairman Bertsch then requested the Clerk read the Part 2 of the Environmental Assessment Form-Impact Assessment 1-11 questions. All present board members answered all eleven questions as "NO". The Impact Assessment portion of the Environmental Assessment Form was completed on motion by Richard Pomes and second by George Walter. Resolution passed.

Following discussion, the Cochecton Cottages Public Hearing was set for December 30, 2021, on motion by George Walter and second by George Blaso.

David Preston then proceeded to give a short summary with detailed maps of the proposed Cochecton Cottages Project.

NEW BUSINESS:

President Bertsch then called upon Kevin Nicoletti to present his proposed project. Mr. Nicoletti stated his project was a separate building proposed to be a salon and garage located at 519 County Road 114, on a total of 7.85 acres. There would be a separate sewer system. Water supply is already present on the property. The board recommended an engineer and surveyor be

contacted to prepare the necessary maps and that a perk test be done before coming before the Planning Board for review before a Public Hearing can be scheduled.

Next, President Bertsch recognized M. Grant Parker presenting an Application for the Zylstra Subdivision II. The SBL: 9.-1-17.1 comprising of a total eighty-eight (88) acres of which twenty-five (25) acres are to be separated from the total acreage. The real property is bordered by NYS Route 52, Shortcut Road and Zylstra Road, Lake Huntington, New York, 12752. The property is zoned Agricultural Conservation.

The Planning Board's recommendations included but not limited to as follows:

- + A 239 Review would need to be submitted to the Sullivan County Planning Department located in Monticello, New York.
- + An engineer to perform two (2) perk tests (one on each proposed parcel).
- + The projected driveway to be designated on the site plan.

Mr. Parker was encouraged to contact the Planning Board, once the recommendations were completed, so the project could be placed on the agenda for final review.

There being no further business, the Planning Board Meeting was adjourned at 8:25 p.m. on motion by George Walter and second by George Blaso.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cohecton Planning Board