

**The Town of Cochection Planning Board**  
**Regular Meeting**  
April 26, 2012

Present: Sharron Cardone, Earl Bertsch, Joe Manaseri, George Blaso, Neal Halloran & George Walter.

Also Present: Karl Wasner, Nick Santana, Laura Santana, Clark Kelly, Tara Kelly, Jim Bluback and Michael Attinese.

The meeting was opened with the pledge to the flag at 7:30PM.

A motion to approve the March 2012 minutes was made by Neal and seconded by George W.. All in favor with Joe abstaining and 1 absent.

Correspondence: Sharron reported that there will be a planning workshop at the CVI Building on 4/30/12 and a Pipeline Safety Program at Tiffany Catering in Middletown on 5/23/12.

**Old Business:**

1.

**New Business:**

1. Coffee Creations Special Use Permit application was presented by Karl Wasner for Nick and Laura Santana. It is proposed to be located in the old Cochection Volunteer Ambulance Building on Rt 52 (SBL#10-2-40). There would be no changes to the footprint. The business would be on the first floor, with office space on the second floor and mechanical apparatus in the basement. It will be take out business with tables, but no table service. There will be an occupancy load of no more than 30 people. Parking is designed for 2 employee vehicles and 6 customer vehicles. Water is supplied by a well. They plan to add a deck (accessible from indoors and outdoors.). A sign will be hung from the second floor. The entrance will be on the side. Hours of operation will be 7AM-5PM and it is undetermined if this will be a year round operation yet. A motion to schedule a PH for May 31, 2012 was made by Earl and seconded by George W.. All in favor with 1 absent. The applicants will contact the DOT in regards to this project. A GML 239 will be submitted to the county.

**Other Business:**

1. Renovations to the old Heinle's General Store site were discussed with the Santanas.

A motion to adjourn was made by George W. and seconded by Neal. All in favor with 1 absent.

Respectfully submitted,

Lauren H. Bunch  
PB Clerk