

The Town of Cochection Planning Board
Regular Meeting & Public Hearing
May 31, 2012

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

Also Present: Joan Ritz , Ray Ritz, Ed Grund, Gary Maas, Karl Wasner, Richard Schulman, Bill Lasurius, Roger Stauch, Ed Magilitori, Don Lawn, Nick Santana, Laura Santana, Clark Kelly, Tara Kelly and George Blaso Jr.

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

A motion to approve the April 2012 minutes was made by Jim and seconded by Earl. All in favor.

Correspondence: Sharron reported that a response to the GML 239 was received and reviewed. They reported an anticipated adverse reaction to inter community impact and recommended modification to the parking. A response to the SCDP will be sent.

A motion to open the Public Hearing was made by Earl and seconded by George W.. All in favor. Karl Wasner explained the plans for the proposed coffee house. There was no public response. A motion to close the Public Hearing was made by Joe and seconded by George B.. All in favor.

Old Business:

1. Coffee Creations Special Use Permit application was discussed. It will be located at 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. A sign will be hung from the second floor. Parking issues were discussed. Laura Santana stated that she spoke to the DOT and there are no outstanding issues for this site. The applicants are in negotiations for additional parking. It was determined that street parking is legal in that area. Hours of operation are not being determined at this time. Sharron requested a new site plan with the actual survey. A motion for preliminary approval subject to the survey and a new site plan was made by Joe and seconded by George W. Yea by George W., George B., Joe, Earl, Sharron. No by Neal and Jim. The applicants will return next month.

New Business:

1. Richard Schulman reported to the PB that the Masons would like to utilize the Fosterdale Grange Hall for meetings twice a month (2 ½ hour meetings). The exact number of members was undetermined at this time, but Mr. Schulman assured the PB that there is ample parking between the Grange Hall and agreeable neighbor's properties. The PB members did not have any negative impression at this time.

Other Business:

- 1.

A motion to adjourn was made by George W. and seconded by George B.. All in favor.

Respectfully submitted,

Lauren H. Bunch
PB Clerk