

The Town of Cochecton Planning Board
Regular Meeting
June 28, 2012

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

Also Present: Joan Ritz , Ray Ritz, Ed Grund, George Fulton, Karl Wasner, Nick Santana, Laura Santana, Clark Kelly, Bob Stanzoni, Chris Wagner, and Cindy Wagner. John Walter.

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

A motion to approve the May 2012 minutes was made by George B. and seconded by Joe. All in favor with 1 absent.

Correspondence: Sharron reported that she received a notice about Summer Schools from the Association of Towns of the State of NY. She also received a message about Pipeline Safety. We were also sent a copy of correspondence to the SC Division of Planning from the SC DPW regarding Coffee Creations Preliminary Site Plan. It reported the preliminary site plan is unacceptable and any construction must be approved prior to commencement by the municipal authority, sight distances must be shown and proper permits be acquired.

Old Business:

1. Coffee Creations Special Use Permit application was discussed. It will be located at the old Cochecton Volunteer Ambulance Building on Rt 52 (SBL#10-2-40). Parking was discussed. SCDPW's review of the site plan outlined the need for approval from the municipality and a permit from the SCDPW (see correspondence) . A motion was made by Jim to wait for action by the county. It was seconded by Neil. Yea by Jim Neal and Sharron. Nay by Joe, George W. & George B. Motion does not carry. A motion by Joe for conditional approval if the county approves was made and seconded by George W. Yea by George B., George W. and Joe. Nay by Sharron, Jim and Neal. Motion does not carry. This matter was tabled to next month's meeting.

New Business:

1. The Wagner Simple Subdivision was presented by George Fulton. It is located on Skipperene Rd, SBL 23-1-15. It would be 2 lots. Lot # 1 would be 5.32 acres and lot #2 would be 177+ acres. Jim asked if it bordered on Tusten property, he was told the parcel being divided does not. A motion to hold a Public Hearing for next month was made by Jim and seconded by Joe. All in favor with 1 absent.

Other Business:

- 1.

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

Respectfully submitted,

Katherine M. Bunch
Emergency Substitute PB Clerk