

The Town of Cochection Planning Board
Regular Meeting
August 30, 2012

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

Also Present: Ray Ritz, Joan Ritz, Karl Wasner, Nick Santana, Laura Santana, Robert Stanzoni, Ed Grund, Clark Kelly and Sue Pierce

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

A motion to approve the July 2012 minutes was made by Joe and seconded by Earl. All in favor with 2 abstaining (Sharron & George W.). Sharron apologized for being unable to attend last month's meeting due in inclement weather.

Correspondence: Sharron reported that there were 2 pieces of correspondence. The first was the new budget and the second was from the Town Supervisor discussing PB duties, conduction of meetings, reports, update of contact information, escrow accounts and communication. Ed Grund will get clarification as to whether draft minutes should be sent to Anna Story or wait until they are approved.

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). Sharron reported that the deck of this property is 1 or 2 foot over the property line, but that is not an issue before the PB. Sharron reports that she had met with the SC DPW in regards to not having parking in front of this establishment and Joe stated that then PB should not comment on parking as street parking is legal. Sue Pierce reports that she has been told by law enforcement, that as long as the vehicle is within the white line, the vehicle is considered legally parked. She did however feel that street parking on Route 52 would be unsafe due to the school bus traffic. Neal recommended contractual parking with Tony on the Lake during their closed hours. A motion for final approval of this application was made by Jim and seconded by Joe. Yea- George W., George B., Earl and Joe. Nay – Neal, Jim and Sharron. – Motion fails due to no Super-Majority. After some discussion, Laura and Nick Santana decided to lower the number of inside seating to 8. A motion for conditional final approval based on 2 parallel parked cars in the front for an 8 seat restaurant, until such time that more parking becomes available was made by Neal and seconded by Earl. Yea – Earl, Joe, George B., George W. and Neal. Nay – Jim and Sharron. Super Majority achieved. Motion passed. Karl Wasner will submit plans that depict 8 seats, 2 parallel parking spots for customers and 1 parking spot for an employee. Neal and Sharron advised the Santanas that they will need a variance for a deck. Snow removal was discussed. A restricted GML response will be sent to the county.

New Business:

- 1.

Other Business:

- 1.

A motion to adjourn was made by George W. and seconded by George B. all in favor @ 8:30PM.

Respectfully submitted,

Lauren H. Bunch
PB Clerk