

**The Town of Cochection Planning Board**  
**Regular Meeting**  
December 29, 2011

Present: Sharron Cardone, Earl Bertsch, Joe Manaseri, & George Walter. Neal Halloran @ 7:45.

Also Present: None

The meeting was opened with the pledge to the flag at 7:40PM.

A motion to approve the September and October minutes were made by Earl and seconded by George W.. All in favor with 3 absent.

Correspondence: None

**Old Business:**

1. Sharron will be attending the Association of Towns in February ( 2/19/12 - 2/22/12), in Manhattan.

**New Business:**

1. An application for a Special Use Permit for Cruz's Cars was presented by Edward Zwirn and Miguel Cruz. They propose to have a car lot at the site of the Grange Hall on State Route 17B in Fosterdale. They report that the hall is owned by the Fosterdale Methodist Church. Mr. Cruz stated he would like to put 4-5 cars on the site with cars on the steep slope hill. He plans to become a NY Registered Dealer. He is presently a wholesaler from Indiana. This would be a for profit business and he would be paying the church a monthly fee and a portion of the profits. He reports that there would be no repair work on site and vehicles are purchased from auctions, liquidators and dealers. Earl would like documentation from the church trustees approving this business on their property and a map of the property, detailing size. Neal would like a more detailed map to scale of the proposed operation including land, building, cars for sale, parking for customers and employees and outside lighting and signage. Mr. Cruz reports that his arrangement with the church is that this business is not transferable to another party. The PB wants the applicant to research setbacks and the survey regarding the roadway. The PB also recommended that the applicant check with the County DOT in regards to change of the driveways usage. The applicants will forward updated information to the clerk by January 20, 2012 if they intend to attend the January meeting on the 26<sup>th</sup>.

**Other Business:**

1. A motion to recommend Lauren Bunch to the TB to continue as the PB clerk was made by Earl and seconded by Joe. All in favor with 2 absent. A motion to recommend Joseph Manaseri Jr. to the TB to remain as PB Board Member was made by Earl and seconded by George W. All in favor with 2 absent. A motion to recommend Sharron Cardone to the TB to remain as Chairperson was made by Earl and seconded by George W. All in favor with 2 absent.

A motion to adjourn was made by George W. and seconded by Joe.. All in favor with 2 absent.

Respectfully submitted,

Lauren H. Bunch  
PB Clerk