

## TOWN OF COCHECTON ZONING BOARD OF APPEALS

A meeting of the Cochecton Zoning Board of Appeals was held May 19, 2016 at 7:30 p.m. at the Town Hall, located at 74 Smales Road, Cochecton, NY.

Board members attending were Jerald Yavarkovsky, Pam DeMan, Peter Grosser and Mike Attianese. Persons attending were Tom Ward, PE., Gary Maas, Town Supervisor, Ed Grund, Anna Story, Janina Wolodkowicz, Barbara Attianese, Dolores Manaseri, Ronald Kraack, Sharon Katzoff, Joseph Wagner, George Blaso, Raymond Ritz, Joe Manaseri, Joe Crocitto, Margeret Richardson and Larry Richardson, Greta Salzberg and Dr. Salzberg, Jeff Nober, Heather Neidert and Jeff Neidert, Linda Drollinger, Jonathan and Patti Sunshine, Marilyn and Ken Schleife, Robert and Angela Beatley, Rosemary Barile and Leslie Valiunas.

The meeting was called to order at 7:33 p.m. by board chairman Jerald Yavarkovsky.

Application for an Area Variance – Robert Stanzoni

- Mr. Tom Ward, PE, presented the revised site plan that shows the site distance on State Route 52 of 350 feet to the right and 450 feet to the left, and it would be for ingress only. The county checked the site and finds the site distance is adequate. The exit on to Mitchell Pond East has site distances of 1400 feet and 700 feet and will provide enough space for campers for both ingress and egress to the camp site. A letter from Mr. Beeson was received.
- Mr. Yavarkovsky opened the meeting for comments from the audience. Ms. Katzoff expressed concerns about pedestrian safety on Route 52 and traffic to and from the camp ground site. Mrs. Salzberg and several others expressed their concern about ATV's. Noise, litter, parking, keeping the lake pristine and having access for emergency vehicles was discussed. Several people spoke about the positives for business and that the area needs activity and cash infused into the area. Mr. Yavarkovsky stated that camp ground permits are issued annually. Motion made by Mr. Attianese and seconded by Ms. DeMan to close this portion of the hearing and open it to board for comment. Carried unanimously.
- Mr. Yavarkovsky noted that this hearing is for the driveway and it may be feasible there will be others. Mr. Attianese spoke about making the driveway wide enough for emergency vehicles. Mr. Grosser asked about wetlands. Mr. Ward said federal wetlands as well as right of ways, campsites, roads, boundaries and many other things will be shown in the final plans. Mr. Ward noted that there is a tremendous amount of work needs to be done to get to the final plans. He also explained that signage should be 25 feet back from the outside of the county right of ways. A 239 form will be sent to the county and a campground is subject to the Department of Health's rules. Ms. DeMan said that the road will be built with shoulder space. Motion by Mr. Attianese and seconded by Mr. Grosser to grant an area variance to Robert Stanzoni to build a driveway leading to his proposed campground from State Route 52 in the Town of Cochecton with the following conditions :

- 1) The driveway will be an entrance only and not used as an exit by campers.
- 2) The driveway entrance (“apron”) will be widened as described in the proposal by DPW engineer Dermot P. Dowd. (Please see attachment)
- 3) The driveway will be paved as described by DPW engineer Dermot P. Dowd. (Please see attachment.)
- Motion made by Mr. Attianese, seconded by Mr. Grosser, for final approval of an Area Variance, driveway for a campground, proposed by Robert Stanzoni .

A roll call vote was asked for: Mr. Grosser voted, yes, Mr. Attianese, yes, Ms. DeMan, yes, Mr. Yavarkovsky, yes. Carried unanimously.

Respectfully submitted,

Sharon Erdman

Please note: Attachment – 4 pages

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