

The Town of Cochecton Zoning Board of Appeals
Public Hearing & Regular Meeting
July 7, 2015

Present: Jerold Yavarkovsky, Michael Attianese, Peter Grosser, Pam DeMan

Also Present: Robert DeMan, Larry Richardson, A. Biberaj, A. Biberaj Jr., Joe Wagner Jr., Ray Ritz, Jason Kraack, Joe Manasari, Delores Manasari, Tom Ward, Ron Kraack, Joann Kraack, Ed Grund, Gary Maas, Robert Beatley, Angela Beatley, Jeff Neidert, Dr. Paul Salzberg, Dennis Nearing, Jeff Nober, Terry Davidson, George Blaso, Jim Crowley and Greg Semenez.

The meeting was opened with the pledge to the flag at 7:00PM by ZBA Chairperson Jerold Yavarkovsky.

Public Hearing: A motion to open the PH for Robert Stanzoni Proposed Campground. – Tom Ward requested a PH for 2 variances for the Stanzoni Proposed Campground SBL#8-37.1, Uphill Dr. off of NYS Rt 52. The variances are for required road frontage and sight distance was made by Mike and seconded by Pete at 7:05 PM. All in favor with 1 absent. The public was invited to comment by Chairperson Jerold Yavarkovsky.

Joe Wagner Jr. of Uphill Dr. discussed the posted speed and presented pictures of poor sight distance at the sight. Biberaj Jr. of Smales Rd. discussed the poor quality of serenity when the present Stanzoni cabins are rented and the lack of satisfying response from the owner to remedy the situation. He also discussed 2 Port-A-Johns on the property line and parking issues.

Angela Beatley reiterated the stated problems

Jeff Nober reported that the town does not have noise ordinances and discussed the lack of businesses in town.

Gary Maas reported that he maintains the Stanzoni cabins.

Dennis Nearing reported that he supports any business that would come to town.

Terry Davidson stated that 15 campers would be crowded on a typical day

A motion to close the PH was made by Mike and seconded by Pete at 7:30PM. All in favor with 1 absent.

Old Business:

1. Chairperson Jerold Yavarkovsky explained the 5 step procedure to approve or deny a variance. Sight distance was addressed first. Chairperson Jerold Yavarkovsky had spoken to Marcia Fink of the SCDPW. Tom Ward had also spoken with Ms. Fink and all agreed with her assessment that there was not enough footage and the existing house and porch would need to be reconfigured. Access on Mitchell Pond East was discussed and the 5 points were addressed. Tom Ward said they will come back at another time to discuss this. Chairperson Jerold Yavarkovsky discussed the 150' road frontage next and addressed the 5 points. A motion to approve the variance as presented was made by Mike and seconded by Pam. All in favor with 1 absent.

Chairperson Jerold Yavarkovsky addressed a question of interpretation from the PB regarding campground septic (Paragraph 6). Each site cannot have individual septic. TB Member Larry Richardson assisted by telling the board that this intent was to keep the sites from becoming permanent. Jerry will poll the board by phone to see if they agree with this finding.

New Business:

- 1.

Other Business:

1. Chairperson Jerold Yavarkovsky reminded the audience to go to the PB for any future zoning problems.

A motion to adjourn was made by Mike and seconded by Pam. All in favor with 1 absent. 8:30PM

Respectfully submitted,
Lauren H. Bunch
ZBA Clerk