

TOWN OF COCHECTON PLANNING BOARD

MARCH 28, 2024 @ 7:30 P.M.

The regular monthly meeting of the Town of Cochecton Planning Board was convened at 7:30 p.m. by Deputy Chairman, Jeff Neidert. All those in attendance were requested to stand and recite the Pledge to the American Flag.

Everyone was welcomed, especially the new Planning Board Member, Jennifer Bernas and new Code Enforcement Officer & Building Inspector, Charles Nystrom.

A quorum was established with the following board members present Jennifer Bernas, Earl Bertsch, George Blaso, Frank Kratz, Jeff Neidert, Jeff Nober and Robert Smith. Attendees included Tara Bennett, Jacob Billig (board's attorney), Richard Buddenhagen, Timothy Gottlieb (board's engineer), Frank Michalski and Charles Nystrom.

The Planning Board Minutes of February 29, 2024 were approved without exception on motion by Jeff Neidert and second by Robert Smith.

Board member, Frank Kratz, gave a summary of the four (4) credit courses that were offered by the Sullivan County Department of Planning held in March. All future courses relating to Planning Board members will be forwarded to them as received by the Planning Board Clerk.

OLD BUSINESS:

Deputy Chairman, Jeff Neidert, called upon Tara Bennett, representing the Broadway Group LLC/Dollar General to give an update of the project. Tara informed the board that the Lot Line Improvement Application had been taken to the Sullivan County Department of Real Property and Tax Services as of last Thursday (4/18/2024). The total store size will be ten thousand forty-six (10,046) square feet. Reportedly the septic system, storm water run-off and landscaping had been reviewed. Discussion regarding the need for a traffic control study was raised. The board recommended that Tara have Broadway Group's engineer submit a traffic study to Tim Gottlieb who in turn will have Collier review it. This recommendation is not a problem considering the traffic study is already completed for the Fosterdale – 4 Corner Plaza Project. The Broadway Group LLC is in the process of purchasing the project's property and Dollar General (DG Market) will lease the retail store. Tara then presented renderings of the façade choices. After discussion, the board members were polled to choose which façade choice they preferred. Number one was the choice approved. There being no further comment, Frank Kratz moved and Jeff Nober seconded the motion to accept the projects application, to submit a 239 `Referral Form, and the Traffic Study to the Sullivan County Department of Planning. In addition, to accept the number one choice of façade and to set the Public Hearing for April 25, 2024, at the next scheduled Planning Board meeting. The Broadway Group LLC will be responsible for notifying the adjacent landowners and the Planning Board's Clerk will place the legal notice in the Sullivan County Democrat and the Town of Cochecton's website. Resolution passed.

Chairman Bertsch requested a four thousand (\$4,000.00) dollar escrow check be made payable to the Town of Cochection to cover the legal and engineering costs of the project.

NEW BUSINESS – 8:25 p.m.:

Deputy chairman, Jeff Niedert then recognized. Michael Tobias of New York Engineers located at 55 Broad Street, 4th Floor, New York, N. Y. 10004 representing Short Cut Road Solar Farm. The tax map 9-1-17.7. Michael informed the board that the property has been purchased and Soleil Ventures LLC is seeking a Special Permit for new construction of a 3.15-megawatt alternate current ground mounted solar system with Soleil Ventures LLC to be located off State Route 52, Town of Cochection. There will be a chain link fence and landscaping the total perimeter of the farm. The panel rows will face south and be ten (10) feet apart. Each panel is six (6) feet by four (4) feet in size and their height begins at two (2) feet above the ground and rises to six (6) feet in height. The requirements are a two hundred (200) feet setback, and a variance is sought to change that to a one hundred-fifty (150) feet setback. The farm is projected to supply NYSEG to service five hundred (500) homes. Reportedly, the life span of the panels is twenty-five (25) to thirty (30) years.

The following concerns were raised by board members:

- + The setback needs to be greater than one hundred feet.
- + A full De-Commission Plan needs to be submitted.
- + Question – has the farm applied for tax exemption status?
- + How many poles and transformers are there?
- + How much noise is involved?
- + Are wetlands designated on the map(s)?
- + What is the total acreage of the purchased real property?
- + Why is the project called Shortcut Road when it is located on State Route 52?

Plan:

Michael Tobias, project's engineer, to return April 25, 2024, at the next regularly scheduled Planning Board Meeting with the project's response to the above concerns. The decision of who will be lead agency for the project will be addressed. And a possible Public Hearing might be scheduled for May 30, 2024.

An escrow amount of thirty- five hundred (\$3,500.00) dollars payable to the Town of Cochection was requested to cover engineering and legal expenses incurred for this project.

The Planning Board received an Application regarding Verizon Wireless/Cell Tower Project. Board members each was given a copy of the documents in booklet form dated March 13, 2024.

There being no further business, the Planning Board adjourned at 9:10 p.m. on motion by Robert Smith and second by Jeff Nober.

Respectfully submitted,

Joy Bertsch, Clerk

Town of Cochection Planning Board