TOWN of COCHECTON PLANNING BOARD
July 30, 2026

The monthly meeting of the Town of Cochecton Planning Board was called to order at 7:30 p.m. by Chairman Robert Smith.

Everyone in attendance recited the Pledge to the American Flag at the request of Chairman Robert Smith

A quorum was established. Planning Board members in attendance included Robert Smith, Jason Kraack, Jeff Neidert, Jeff Nober, and Brenda Farmiloe. Attendees included: Darren Doetsch Town Engineer, Mike Attianese Chair of the Zoning Board of Appeals, Ed Grund Acting Town Supervisor, Frank Michaelski, Barbara Jane Attianese, Randall J. Lane, Jennifer Szekely, Brian Goodstein, S. Schultz, Kelly Lawler, Jon Thorndike, and Peter Grosser.

Jeff Nediert motioned to approve the minutes. Seconded by Jason Kraack.

PUBLIC HEARING GOODSTEIN MINOR SUBDIVISION (continued)

The Chair asked the applicant, Brian Goodstein, to display the plat for the minor subdivision and distribute the maps to the Planning Board members. The Chair fielded questions regarding the final plat, first from the board, then from the audience. Farmiloe asked if the note referencing the well needed further notation. The Chair stated for the purposes of the subdivision it is not required. The Chair asked the applicant if he had any questions.

The Chair called for a motion to close the public hearing. Farmiloe motioned to close the public hearing. The motion was seconded by Jeff Neidert and passed unanimously.

GENERAL BUSINESS

GOODSTEIN

SEQRA Review. The Chair read the questions for the SEQRA review and the board agreed to the following:

1. No
2. Small Impact
3. No
4. No
5. No
6. Small or No Impact
7. No
8. No
9. No
10. No
11. No
12. No

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The board made a negative declaration stating that the project will not result in any adverse environmental impact.

The Chair called for a resolution to approve Goodstein Minor Subdivision II, that the resolution would be conditional; required to file the maps within 62 days and file receipt with the town, the metes and bounds. Farmiloe so moved. The motion was seconded by Jason Kraack. The motion passed unanimously.

JENNIFER SZEKELY MINOR SUBDIVISION

Did not appear

CELL CO/ VERIZON TOWER

Scott Olsen representing Verizon. Noted the board has the applications. They thought they needed a use variance, but this project is in the RU. The plans need to be corrected; they are not seeking a use variance. They will be seeking two area variances; this is on Nearing Road. It is vacant property; the cell tower will be located approximately in the middle of the property. They anticipate that they will be 192' from the west side and 190' from the east side. They could shift the location so that they would increase the variance on the east side (which is the more commercial side of the property). They are proposing a 155' tower (total of 159' including the 4' lightning rod. Tower will be located within 50' x 50' compound, secured and accessed from Nearing Road. They only need 50 x 50 to accommodate other carriers, they always lease a bit more. Neidert asked how much land would be cleared. Olsen was looking at C-A in Exhibit 1 which shows the clearing. They try to clear the minimum needed for the project.

The Chair noted several major or minor discrepancies that are not substantive but advised the applicant to clean up the application. The references to the tower height vary as do the references to the district. Olsen stated they would clean up the application. This is a monopole, single structure (no guide wires). The wires go up through the center of the monopole as opposed to a lattice tower which has three legs. Nober asked if something happens and it were to fall would it fall outside of the leased property. Olsen stated he is not an engineer but that it can be constructed with a weak point that can ensure that it would fall within the leased area. It is designed to current standards with wind shear, ice loading codes, and lightning. Farmiloe asked about bird nesting. Olsen stated that if there are migratory birds that nest then they have to work with fish and wildlife. Farmiloe asked how often they are inspected. Olsen stated 1-3 x a year. They have not seen nesting as commonly on the monopoles. The Chair noted that the plan calls for a 6' fence and directed the applicant that an 8' fence would be required.

There are 9 exhibits. This is their standard application. They are a public utility for zoning purposes under NY law. The most important exhibit is exhibit 6, the needs analysis prepared by a radio frequency engineer where they lay out why this facility is needed. That demonstrates the technical need in addition to addressing the dearth of services. There is a site selection

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analysis, view shed maps that will show you what the visibility of the tower will be (the red color are the areas you will not see the tower because of the topography; the yellow are the areas where you will not see the tower because of vegetation). The Chair asked if they had approved a soil report which is required per the town code. Olsen said they usually ask to waive the soil report because they will conduct that once they know they are proceeding with the project. Neidert confirmed that the project is in the RU district. The Chair asked if the applicant has notified the neighbors, and directed him to do so and to review the code. The board will require a financial guarantee. Have you notified all of the other service providers in the Cochecton area. Olsen stated that they have not because they don't do that as a practice. The Chair stated the board will discuss whether to waive that requirement. The applicant will need an agricultural data statement if there are any working farms within 500'. Neidert asked the applicant to clarify the diameter of the tower. Frank (member of the public) pointed out that there is a farm nearby that might be within 500'. Exhibit 9 is a site compliance report conducted by a NY licensed engineer and makes a statement that it is more than 100 x less than what is legally allowed. Any antenna at 30' or higher does not

Have you received a denial from the code enforcement officer. He will deny your application and send you to the Zoning Board of Appeals, after which you will come before the Planning Board. Olsen asked for clarification of the process, noting that often the ZBA in many towns does not like to make a SEQRA process. Nober asked what the typical process for construction is. Olsen stated that it is 2-3 months, but typically construction will not begin for a year to a year and a half from the time it is approved. Neidert asked if they wanted to make a recommendation as to one or two area variances. Frank (the neighbor) voiced his dissent and stated that if the project is outside of the code, then he disapproves.

If this project is approved, then they will withdraw their other application. However if it is not approved, then they would proceed with the former application. The Chair asked the public for questions, concerns. Frank Michaelski asked that any notice be addressed to him.

Olsen asked if the board could set the public hearing, they would like the process to be as concurrent as possible. Olsen values the public hearing as early as possible in the process. Mike Attianese, the ZBA Chair clarified that the applicant will have to apply to the ZBA.

The applicant will issue the letters to the neighbors.

The Chairman motioned to hold a public hearing on September 3rd at 7PM. Jeff Neidert seconded the motion. The motion passed unanimously.

BIJAY SINGH

Did not appear.

TOWN OF COCHECTON / ACTING TOWN SUPERVISOR

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Ed Grund addressed the board raising some new matters. An applicant was turned down for a storage container. They installed one anyway and the code enforcement officer asked Grund if he needed to issue a violation. Grund noted how many containers are in the town and asked if we would issue violations to all properties with containers. A discussion regarding the premise for the code. Grund sought the board's direction on the matter. It is the town board's responsibility to determine if they will issue violations, however it will be a matter the planning board will need to review. Neidert asked if there is a definition of a bulk container in the code. The town's code states that they are not permitted for any use and the code has been ignored for the past 15 years. Neidert stated that he would recommend that the town remove bulk containers from the code. Grund directed the board to consider this matter with all the recommendations under consideration for amending zoning. Grund also raised short term rentals and is proposing that the town board will work on some of these matters and once its drafted can share with the Planning Board. Mobile sewage treatment plants need to be considered as well. They are being used in the county and Grund recommended that the Planning Board evaluate this. Neidert asked if this is not in the code does that imply that it is allowed. Grund also raised the issue of data centers. The state has banned large data centers, but the town needs to consider this matter as well. Also, one last subject. The Planning Board gets paid for each meeting and the bookkeeper would like to consolidate payments so that the board is paid at the end of the year. Grund would like to move the responsibility for managing escrow funds to the clerk.

The Chair noted that he will be out from September 24 to October 4. The board discussed the schedule of the upcoming meetings. Farmiloe motioned to hold the regularly scheduled meeting in conjunction with the public hearing on September 3

REMINDER: The next regular Planning Board Meeting will be held in conjunction with the public hearing on September 3, 2026.

There being no further business, the Planning Board Meeting was adjourned at 8: p.m. on motion made by Brenda Farmiloe and seconded by Robert Smith. The board supported the motion unanimously without exception.

Respectfully submitted,
Tracy Broyles
Tracy Broyles, Clerk

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