TOWN of COCHECTON PLANNING BOARD
September 24, 2026

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

Everyone in attendance recited the Pledge to the American Flag at the request of Deputy Chairman Jeff Neidert.

A quorum was established. Planning Board members in attendance included Jeff Neidert, Jason Kraack, Jeff Nober, Frank Kratz, and Brenda Farmiloe. Attendees included: Ed Grund Town Board, Mike Attianese Chair of the Zoning Board of Appeals, James DeWinter, Scott Olson, Frank Michalski, Linda Fratello, Barbara Jane Attianese, and Ruby B.

The meeting minutes from the prior meeting are on hold until the next meeting.

DRAFT

PUBLIC HEARING Cell Co Verizon Application for the Cell Tower

The Deputy Chair invited Scott Olsen to bring any new information forward. Olsen presented the view shed map (included in the original application) with notes from the engineer where they will fly the balloon and note where it will be visible. The applicant is proposing 25 locations and asks if the town has any additional locations. Because the leaves will be coming off the trees soon, the plan is to conduct the test in late October or early November, after the leaves have fallen. The board can review this plan and notify the applicant of any additional locations prior to the first week of November. The test is weather pending (not during rain, not during wind over 8 mph.

The applicant also submitted a market study that was conducted in Rochester in Ulster County where the purchase prices were evaluated before and after the cell towers were installed.

The Deputy Chair asked if the applicant had applied to the ZBA and the applicant said yes, they would be at the October 7, 2026 ZBA meeting

Brenda Farmiloe motioned to recess the public meeting until October. Frank Kraatz seconded, there being no objections the meeting was recessed.

GENERAL BUSINESS

COCHECTON PUMPHOUSE

Postponed until October.

DISANTO LOT LINE ADJUSTMENT

James DeWinter representing the applicant, proposed that tax lot 24.1.12 is divided in half and each half is consolidated with lots 24-1-1.22 and 24-1-1.11. All the lots are owned by the same people, but they wish to split the one that is combined. The lot in question is a substandard lot. Brenda Farmiloe motioned to approve the lot line improvement. Jeff Nober seconded. The

motion passed unanimously. The Deputy Chair noted that the board will need one mylar copy and 5 additional copies, 1 for the county, 1 for the client (do not fold them for the county). They must file the maps within 60 days with the county and return the receipt to the town.

LINDA FRATELLO MINOR SUBDIVISION & LOT IMPROVEMENT
Linda Fratello presented her application with maps. Neidert provided Fratello with additional instruction regarding the maps. Fratello presented her application. She has purchased 82 acres and the plot line is 19.1.section 8 block 1 and currently has a house, a garage, a wishing well and a shed. They would like to consolidate plots and subdivide 2 acres. They have a driveway

The Deputy Chair stated that the board would have to hold a public hearing; that the maps need to be consolidate onto one map; the maps need to include the names of all the adjoining properties;

Fratello asked how to get an address if she is approved. The Deputy stated she files it with the county and they provide an address.

The Deputy called for a motion for a public hearing and notified Fratello that she would need to notify all adjoiners within 500 feet of the property line by certified mail. Jeff Nober motioned to hold a public hearing on October 29, 2026. Brenda Farmiloe seconded the motion. The motion passed unanimously. Neidert directed the applicant to look at 215.11 through 19 for instruction regarding the notes on the map.

Brenda Farmiloe motioned to adjourn the meeting. Jeff Nober seconded the motion. The motion passed unanimously.

Respectfully submitted,
Tracy Broyles
Tracy Broyles, Clerk

DRAFT