

## Town of Cochecton Planning Board

A regular meeting of the Town of Cochecton Planning Board was held June 30, 2016 at the Town Hall, 74 Smales Road, Cochecton, New York.

Board members attending were Larry Richardson, Neal Halloran, Earl Bertsch, Joe Manasari, George Blaso, and George Walter. Persons attending were Joy Bertsch, Peggy Richardson, Richard Schulman and Mr. and Mrs. Frank Kratz.

The meeting was called to order at 7:30 p.m. by chairman Earl Bertsch. The February 25, 2016 meeting minutes were approved with a motion made by Mr. Halloran, seconded by Mr. Walter. Carried unanimously. The April 28, 2016 and the May 2<sup>nd</sup> 2016 were not approved.

Mr. Richard Schulman came to ask the board to reverse the 2 lot subdivision and have the parcel returned to the original status. The building on the parcel has been demolished. Mr. George Fulton L.S.S. is doing the survey showing the 2 lots are combined to form a one lot parcel. Mr. Bertsch noted that the assessor needs to indicate that parcel has returned to a one lot parcel.

Mr. Bertsch and board members reviewed the Energy Generating System, Solar Draft.

- Concern for fire safety because you can't vent the roof properly because of the solar panels. Also, what happens to the panels when they are on fire?
- Mr. Bertsch asked Mr. Richardson to get the New York State Independent System Operator, NYISO
- De2, facility small scale – Mr. Halloran wants to ask who is supposed to be notified. De3 questions about the guarantee if the panels are blocked, 10 foot height for a chimney, regulations for 35 foot, 50 foot clear area, and OPS out – pilot and taxes.
- Mr. Bertsch also went over H3 and H #4. Mr. Halloran asked whether parcel is a farm and what are the setbacks? Solar projects must comply with the town regulations and that a registered engineer or architect must show the design of the roof with panels no more than 2 feet up from the roof.
- Page 6,- 3 phase wiring;, Site Plan is an example. Light reflection for the neighbors Page 7c- to be compatible with all; What is an incompatible use? Solar farm built and residential use, then go to normal setbacks? Large scale commercial farm needs 10 acres. Large scale generating means solar panels? The question came up how much

does a solar panels produce on a cloudy day ? 3 solar farms is adequate in the Town of Cohecton. What will happen with panels when of no use ? What and how are panels are disposed ? The issues of bonding for how long? Mr. Bertsch asked that members review and forward it to him. Mr. Richardson will send the NY State information . The question came up about zoning and where solar is not in an acceptable location. .Mr. Richardson said that river management would exclude solar panels from the river, and large scale solar systems are not compatible in the town.

- Mr. Manaseri said that 2 mega watts could cover 350 homes. Page 5 what effect is there on wildlife, and to keep the grass safe to consume?
- Solar panels in a hamlet area would be banned in a hamlet district. 200 foot setback and 3 phase panels in the future?

The RV Park is not ready to come to the Planning Board as per a phone call made by Mr. Bertsch to Mr. Tom Ward, engineer. The county approved of one way in off of Route 52. The wetlands review is in the process. Motion made by Mr. Walter to adjourn at 8:40 P. M. Seconded by Mr. Blaso. Carried unanimously.

Respectfully submitted,

Sharon Erdman

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