

APPROVED

TOWN of COCHECTON PLANNING BOARD MEETING

January 30, 2020

The Town of Cochecton Planning Board meeting met on January 30, 2020 at 7:35 p.m. Chairman Bertsch called the meeting to order and requested all in attendance to stand and recite the Pledge of Allegiance to the American Flag.

A quorum was established. Planning Board members in attendance included Chairman Bertsch, Neal Halloran, Peter Pierce, Richard Pomes and George Walter. Absent were George Blaso and Jim Crowley. Attendees included Jacob Billig, Esq., the board's attorney, John Kline representing Charles Petersheim of Catskill Farms, Timothy E. Gottlieb, board's engineer, Robert Lesperenco of New York Land/Lakes, and Alan Lord, Acquisitions/Project Manager, New York Land & Lakes.

Chairman Bertsch introduced Mr. Jacob Billig, board's attorney, to members of the board. Mr. Billig proceeded to give a brief summary of his professional experience. Chairman Bertsch informed board members that Tim Gottlieb will be the board's engineer.

The minutes of the December 26, 2019 Planning Board Meeting were approved on motion by Peter Pierce and second by Richard Pomes.

CORRESPONDENCE: None at this time.

OLD BUSINESS:

Chairman Bertsch requested Mr. Alan Lord, Acquisition/Project Manager, New York Land & Lakes, to give a summary of the Pine Meadows Farm Major Subdivision Project for the board's benefit (refer to December 26, 2019 Planning Board Minutes for review). Mr. Lord stated the following:

+ Mr. Kevin Esselmann, Town of Cochecton superintendent of Highways and Gregg Semetz, Town of Cochecton Building Inspector had been contacted/informed of the proposed project.

- + There will be (17) lots involved in the total project ranging from 3 acres to (7) acres.
- + The water supply logistics for the area are good.
- + Two Perk Tests for each of the (17) lots have been completed/passed.
- + There is a stream that runs across both properties and involves some wet lands in the Parcel.

Mr. Tim Gottlieb interjected the following in reviewing the codes:

- + The water supply for the area shows a good water supply.
- + He recommends that New York State Electric & Gas be contacted and secure

A letter documenting electric supply is available.
+ Neal Halloran recommends that DPW be contacted regarding (2) separate driveways could be merged into one entering the County Route 52. (Note that Route 52 is under the supervision of NYS DOT.

+ Mr. Jacob Billig proposed that the engineer consult a hydrologist regarding the water supply issue. In addition he raised the question of which Environmental Assessment Form (short or long form). Following discussion, the Planning Board decided the long form would be required for the project. Mr. Billig raised the time frame issue regarding Public Hearings. He suggested that if the project manager agreed, the Public Hearing time frame could be waived. **The developer agreed to extend all statutory deadlines.**

Following more discussion the following was requested to be completed/reported at the February 27, 2020 meeting:

+ Additional information from the Developer regarding the drilling of wells on the Subdivision, and if there will be any impacts to neighboring wells. A hydrogeologist will be contacted to obtain input in that regard.

+To review the NYSEC SPDES Permit for Storm water to determine to what extent the Developer has to comply with Storm water requirements.

+ The Planning Board determined that two (2) ft. contours will be required, as well as delineation of the ACOE Wetlands onsite.

+ Developer will need to provide generic Site Plans for each lot; indication the location of the proposed well, driveway & entrance, dwelling and sewage disposal system area.

NEW BUSINESS:

The Planning Board received Catskill Farms Minor Subdivision Application Form and map presented by John Kline, Mr. Charles Petersheim representative.

The meeting was adjourned at 8:45 p.m. on motion by George Walter and second by Richard Pomes.

Respectfully submitted,

Jay Bertsch, Clerk

Town of Cohecton Planning Board