

The public hearings and regular meeting of the Town Board of the Town of Covert was held Monday, 09 March 2026 at 7 p.m. at the Town of Covert Municipal Building, 8469 South Main Street, Interlaken, New York and via GoTo Meeting.

Members Present: Supervisor Reynolds, Councilwoman Nottke, Councilman Guthrie, Councilwoman Soyka, Councilman Wyckoff.

Others Present: Town Clerk Adams-Compton, Town Attorney Morrell, Deputy Town Clerk Quan, Planning Board Chairman Schoffel, Laura Voorhees; Village of Interlaken Mayor Richardson, Trustee Garcia, Trustee O'Pray, Trustee Pepper, Attorney Krogh; Michael Johnson, Bruno Schickel, Interlaken Library Director Hastings, and other interested citizens.

Supervisor Reynolds called the meeting to order at 7:00 p.m. All rose for the pledge of allegiance.

Approval of Minutes: Nottke motioned, Guthrie seconded, to approve the minutes from the 09 February 2026 regular board meeting; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Public Hearings:

Nottke motioned, Guthrie seconded, to open the public hearing for Voorhees application for variance under the Land Management Ordinance; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Laura Voorhees spoke about how the existing garage does not meet the set back from property lines; they intend to demolish the garage and rebuild it further from the property line, but it still would not meet the required set back. The affected neighbor as well as other neighbors approved the reconstruction. The Planning Board unanimously recommended approval.

Nottke motioned, Soyka seconded, to close the public hearing; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Nottke motioned, Guthrie seconded, to open the public hearing on the proposed annexation of West Avenue properties into the Village of Interlaken; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Pepper motioned, Garcia seconded, to open the public hearing on the proposed annexation of West Avenue properties into the Village of Interlaken; Richardson: aye, Garcia: aye, O'Pray: aye, Pepper: aye.

Garcia read:

STATEMENT BY THE VILLAGE OF INTERLAKEN - The proposed annexation of property from the Town of Covert into the Village of Interlaken is to enable thoughtfully planned new housing.

This effort began with the Village of Interlaken Comprehensive Plan, which identified the need to maintain and expand housing opportunities to support the community's long-term vitality. As part of that process, the Village first looked inward by contacting existing property owners to explore rehabilitation and potential expansion of existing housing. Conifer Village, one of the area's largest housing providers, was contacted but indicated it had no plans to expand in the foreseeable future.

After those local options were explored, the Village made additional efforts to identify partners who might be interested in working within the Village to support housing development. Outreach was conducted with local contractors, developers, and regional housing organizations, including INHS and CRM Management, to gauge potential interest. While many were contacted, few expressed the willingness or capacity to evaluate potential projects within the Village. One of the few parties who ultimately engaged in a meaningful way was Schickel Construction Co., through its owner, Bruno Schickel.

Over several years, multiple potential locations within and near the Village were reviewed, including the corner of Seneca St & West Avenue, the former trailer park property, the old canning factory, and parcels on the southeast and northwest edges of the Village. These evaluations were part of a broader effort to identify a site capable of supporting responsible development

while fitting the character and infrastructure capacity of the community.

During this process, the property owned by Michael Johnson was also evaluated and introductions were made. The parcel stands out in several respects. It is classified as “rural vacant land” and, by all accounts, has remained largely scrub brush and undeveloped for more than 40 years. Unlike active agricultural land or developed residential property, the site does not displace existing uses and therefore presented a comparatively low-impact opportunity for development.

The property is also immediately adjacent to the Village boundary and close to existing municipal infrastructure. Its proximity to water, sewer, and other services make annexation the most practical way to extend those services and support development. In this sense, annexation emerged not as the starting point, but as the logical result of identifying a suitable site capable of being responsibly served by Village infrastructure.

New York’s annexation framework asks whether a proposal serves the overall public interest when considering the territory involved, the Village, and the Town. In this case, the parcel’s long-standing vacant status and proximity to existing infrastructure create a circumstance where those interests align. The property gains access to services necessary for development, the Village can plan for housing growth in an area already supported by infrastructure, and the broader community benefits from the productive use of land that has remained unused for decades.

Viewed in full context, the annexation proposal did not arise from a single decision or short-term initiative. Rather, it is the result of several years of planning, outreach, and evaluation of alternatives. Multiple sites were reviewed, existing property owners were approached first, and regional housing partners were contacted in an effort to identify feasible opportunities. Through that extended process, this property ultimately emerged as one of the few locations where land classification,

infrastructure access, and community planning goals aligned in a practical and responsible way.

Furthermore, this proposal also aligns with Seneca County's housing strategy, which emphasizes the importance of middle-income households earning approximately \$100,000 or more annually as critical to strengthening the local tax base, supporting school districts, and stimulating private investment.

Interlaken is geographically constrained, limiting its ability to expand housing and grow its tax base. Annexation would allow the Village to:

- Support middle-income housing
- Strengthen Main Street and local businesses
- Expand the municipal tax base
- Spread water, sewer, and service costs across more households
- Encourage private investment without reliance on subsidized housing

This annexation advances each of those objectives. It demonstrates alignment between county, town, village, and local priorities and helps to position our community in attracting and retaining families vital to our long-term economic health.

Richardson advised Village Attorney Krogh as well as Bruno Schickel (developer) and Michael Johnson (landowner) were present.

Comments from public:

Valerie Bassett: Costs to the Town and Village?

Mayor Richardson: Property owner is responsible for infrastructure, including water and sewage as well as road maintenance, including plowing.

Bassett: Property on the tax roll and the Town's Land Management Ordinance (LMO)?

Richardson: Property would remain on the Town tax roll but the Village would also extend property tax. No housing in the Village conforms to the Town's LMO; all would require a request of variance of the LMO.

Supervisor Reynolds: the Town Assessor could not provide comment on the annexation without more information about the project.

Nancy Uyneo: How many homes?

Bruno Schickel: This would be a staged construction, building a handful and adjusting to fit the demand and market, with a total of between 40 and 50 housing units.

Councilman Guthrie: Additional outbuildings?

Schickel: There are no garages. Some people rent storage lockers.

Linda Duddleston: Site plan?

Schickel: It hasn't been designed. 650–1100 square feet with varying configurations of bedrooms and bathrooms, depending on the needs and demand.

Duddleston: How will additional homes affect water supply since the Village seems to be on an indefinite conserve water order?

Richardson: The housing project should be able to phase in with the lake water line project without issue. There were unexpected delays, primarily the COVID-19 pandemic, to the completion of the water project, but Community Development Block Grant Program (CDBG) is expected to approve the grant shortly; once approved, the project will go out to bid immediately. Once the lake water line project is complete, there should never need to be worries about water availability.

Richardson: Water use has gone down by two of the largest water consumers, The Bixby Home Adult Home and Persoon Dairy, after significant changes to their operations.

Schickel: Because of water-saving fixtures and appliances, average household use averages 65 gallons daily.

Councilman Garcia: The current water system draws from a well; after the lake water line project, the system will cycle between the well and the lake.

Duddleston: Access road to annexed parcel?

Richardson: Adjacent to the former Bandwagon Brewery barn.

Bill McGuire: Is the water project going to be done before the housing project gets done?

Richardson: The volume of water drawn by the new housing construction is low enough to be of minimal concern. Additionally, the buildings won't magically pop up so the water demand will be slow.

McGuire: Developer getting a Payments in Lieu of Taxes (PILT) Program?

Richardson: No.

McGuire: Developer purchasing property?

Richardson: Michael Johnson will be selling it to Schickel Construction.

McGuire: Anything in writing about the project after annexation?

Richardson: Currently only information gathering to determine how to proceed.

Attorney Morrell: The purpose of this public hearing is if the annexation of this property into the Village of Interlaken benefits the public. Each Board will have 90 days to act on the annexation petition for it to proceed. If annexation proceeds, there are no guarantees on the proposed project.

McGuire: Concern about increase in traffic.

Richardson: Would not anticipate a significant increase; most of the traffic on the state highways are a result of commercial vehicles or winery visitors.

Trustee Pepper: Trucks make up the most traffic. Car traffic tends to be at the beginning and end of the day; doesn't imagine much of a difference.

McGuire: Feels like a decision is being made before having facts.

Richardson: This is part of the comprehensive plan developed by others; the issue has been discussed over the past couple of years at the Village board meetings. The village has almost no services. Over 40 years, 14 properties have been demolished and not replaced. Owners of 13 vacant properties within the village have been contacted: they have no interest or money in making changes, including selling.

Garcia: Either there is faith in seller and buyer following through with proposal or the vacant lot sits.

McGuire: Demographics are changing. The bank left because they were in financial trouble.

Richardson: The bank building was sold [another bank could not purchase it because of a stipulation in the deed], but is sitting vacant because the owners do not have the money to complete the project.

Richardson: Village received \$17M in grant funding and is pursuing all opportunities; not all will be successful. Results of some grant funded projects are not seen because they are in the infrastructure. Current grant pursuits hope to improve the downtown district, to make it better than what it was. Schickel Construction has a 30-year history and continues this work.

McGuire: Demographic of who currently rents?

Schickel: Every market is different; the average age is 45, with some young families. The \$1695-\$2695 monthly rent requires some financial stability.

Garcia: Supportive of this project because of a colleague's experience living in Boiceville Cottages for years.

Michael Johnson: Numerous people have made offers. Appreciates the point the Village made about bringing in new residents. Sees the work Schickel Construction is doing as a good fit.

Trustee O'Pray: Schickel Construction is a proven builder attracting the right people and improving quality of life and economic development. The Village is amidst improving the water system and waste water treatment plant in order to have a fully functioning system that is necessary to sustain the community. Without additional residents, the already higher per capita costs than other areas will continue to have high costs. The housing development may be the spark that helps bring economic development into the area by attracting people interested in coming here to open businesses and catch some of the traffic traveling through.

McGuire: Development's effect on taxes, especially in the Village?

Richardson: The assessed value on the vacant scrubland is low. Because municipal budgets are based on a fixed tax levy, when one property's assessed value increases, it can reduce the relative share of taxes paid by other properties.

McGuire: Water and sewer rates have gone up quite a bit.

Richardson: The Village is repaying \$100k annually for a loan on the water system. Because of a \$10M grant for the waste water treatment plant, the sewer rates should not change. Since the cost of everything (electricity, insurance, fuel) is increasing, the only way to bring taxes down is to increase the number of parcels or decrease services.

McGuire: Contractors overseeing the water project and sewer project.

Barry Ford: Frequenting [Schickel Construction] communities and observed they have not brought businesses into the area. The spacing of the units is similar to what is in the Village [of Interlaken]. An increase in population also brings in other things, like police enforcement. A population increase will increase the cost of other things eventually

Chairman Schoffel: The Town does not have zoning laws but there is some control on development through some rules in the LMO. Once annexed into the Village, as long as construction meets state fire codes, there will be no

regulation on what can be built on the parcel. There are no obligations or guarantees.

Fred Voorhees: Moved here to get away from what is happening in Ithaca. Questioned why people would move here or stay if taxes increase, especially with the water and sewer problems.

McGuire: Elementary students can be relocated to Ovid and redevelop the school into apartments.

Richardson: Glad to see so many people attend because it shows they care where they live. Looking at all the perspectives helps making the decision.

Councilman Wyckoff: Would like to hear from neighbors and their concerns.

McGuire: Some people don't want to speak publicly.

Uyeno: A lot of people are not present.

McGuire: Send out a questionnaire.

O'Pray: A questionnaire would undermine the point of a public hearing, setting a new precedent before annexing the property.

McGuire: Some people may not know the meeting is taking place.

O'Pray: Didn't want the Dollar General there. Had to pay the cost of hiring an attorney to change the deed and Dollar General still did not fulfill their obligations. In consideration of this proposal, past performance is the best indicator for future performance: Schickel is bringing an excellent offer that will support the community, support the tax base, and will create opportunity for business. Asked Schickel about occupancy on the properties.

Schickel: The market has been soft in the last year, with Boiceville Cottages being 10% vacant.

O'Pray: Even if there is no rental income, property taxes and metering fees for water and sewer still are paid.

Johnson: Understands the impact the development will have because it is behind the house where he lives.

Reynolds: How many acres are part of the annexation petition?

Schickel: 13.

Richardson: Actual development is west of the barn.

Schickel: Anticipate houses will be on seven acres on a long strip towards Main Street. A lot would remain untouched, with major trees left intact.

McGuire: How does development affect water management [during storms].

Richardson: The culvert under West Avenue west of Knight Street is where

the flooding happens. Numerous requests for NY Department of Transportation to clean the culvert have been unanswered.

Schickel: Development projects like this are required to develop a Stormwater Prevention Plan (SWPPP): water flowing off the site should be the same before and after the development.

Garcia motioned, Pepper seconded, to close the public hearing; Richardson: aye, Garcia: aye, O'Pray: aye, Pepper: aye.

Nottke motioned, Guthrie seconded, to close the public hearing; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Morrell: In the next few months, the Boards will have 90 days to take action and address State Environmental Quality Review Act (SEQR).

Highway:

Report follows.

Guthrie: Budget re: salt and overtime?

MacCheyne: On track with salt. Office of the State Comptroller (OSC) awarded road salt contract to American Rock Salt. The company hasn't provided the material they said they would. Additionally, the salt is wet, which balls up and hardens in the truck. Tompkins County receives their salt from Cargill; they have no issues. OSC advised MacCheyne they would voice his concerns. The salt barn has helped tremendously by keeping the material dry. Payroll is up a bit.

A used trailer was purchased to transport the excavator to be used to dig graves at Lake View Cemetery. It will give many years of service after the retrofit, costing \$7k; a new trailer is \$25k. Guthrie noted the used trailer is a good idea and having people with the skills to rebuild it.

The Gradall has been in Syracuse for two months. The \$22k in repairs should be complete this week. MacCheyne cannot justify the \$540k cost of a new one for a community of this size.

MacCheyne met with Lake View Cemetery Association about digging graves. The association charges the family for the excavation; monies are used for grounds maintenance.

MacCheyne advised a skid steer should be the next equipment to purchase because the loader is too big to move material away during an excavation. Currently, other towns assist with the work.

Some clean up from damage caused by snow plow wings has started. Sweeping intersections is on hold until the weather changes.

Discussion about carcass clean up; MacCheyne will relocate them if Department of Transportation does not.

Town Clerk:

While Dog Control Officer Moore is out of town until 16 March, the Town of Lodi Dog Control Officer will be on call.

NY Genealogical and Biographical Society requires a Digitization Kit Agreement before equipment can be loaned to digitize historic meeting minutes and vital records. Minutes will be hosted on their website.

Digitization of vital records will not be publicly available, but will facilitate searching.

Discussion about scanning resolution. Morrell noted records for NY Courts is 200 dpi and is sufficient for text.

Committees:

Nottke reported the former Camp Barton Scout Camp was named Three Falls State Park in acknowledgment of the landscape and the collaborative work by the three municipalities managing and operating the property.

Supervisor:

Don Kenyon offered congratulations to John "Ben" Guthrie and Barbara Soyka on their election to the Town Board and offered them an invitation to speak more about the goals stated in their advertisement.

Interlaken Library Director Hastings advised they would like to add Michael Flick to the Board of Trustees. Guthrie motioned, Nottke seconded, to accept Michael Flick as a new member to the Interlaken Public Library Board of Trustees; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Reynolds reported The Bixby Home was issued a suspension of their operating license and ordered to relocate all of their residents.

EMS Deductible Monitoring and Management. Patients are billed twice. Money from unpaid bills is lost if not collected.

Assessors advised reviewing exemption for persons with disabilities and limited incomes; requires a public hearing.

Attorney:

Morrell reviewed the application for request of variance of the Land Management Ordinance of Voorhees and noted it would be a Type II State Environmental Quality Review Act (SEQR) action because it deals with an addition and a rebuild of a single-family property. A Type II action terminates any further environmental review.

Resolutions:

Nottke motioned, Guthrie seconded, to determine the application for request of variance of the Land Management Ordinance of Voorhees to be a SEQR Type II action; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Whereas, the Town Board of the Town of Covert has reviewed the variance application of Scott Voorhees to build an addition to a single-family residence at 4504 East Bates Road, Tax Map 20-1-3.2; and

Whereas, the SEQR regulations under 6 NYCRR 617 designates “the construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system, or both, and conveyances of land in connection therewith” as a Type II action not being subject to SEQR review; and

Whereas, the Town Board finds that this application fits within this exemption.

NOW THEREFORE BE IT RESOLVED that the Town of Covert Town Board finds the variance application of Walter Edwards to build an

addition to a single-family residence and rebuild the existing garage at 4504 East Bates Road, Tax Map 20-1-3.2 to be a Type II action under 6 NYCRR 617.5(c)(11).

Guthrie motioned, Soyka seconded, to approve the application of Voorhees; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Nottke motioned, Guthrie seconded, for the Town Clerk to enter into an agreement with NY Genealogical and Biographical Society; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Nottke motioned, Wyckoff seconded, to approve the Supervisor's Income and Expenditure Report for the month of February 2026; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Nottke motioned, Guthrie seconded, to approve the Highway Superintendent's Report for the month of February 2026; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Guthrie motioned, Nottke seconded, to approve the Town Clerk/Tax Collector's Report for the month of February 2026. The Town Clerk received a total of \$411; \$205 was remitted to the Supervisor taxes 2,875,719.16; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Nottke motioned, Guthrie seconded, to approve the Code Enforcement Officer's Report for the month of February 2026; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Nottke motioned, Guthrie seconded, that Highway Fund Vouchers #35-49, amounting to \$31,030.89, and General Fund Vouchers #50-69, amounting to \$18,234.49, be approved for payment; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Petitioners to the Board:

Barry Ford asked about the Meeting Owl [camera] and why all meetings are not streamed because it would allow for more transparency of meetings. Discussion about video conferencing platforms.

Nottke motioned, Wyckoff seconded, to adjourn the meeting at 8:50 p.m.; Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Nottke motioned, Guthrie seconded, to reconvene the meeting at 8:52 p.m.;
Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

A public hearing is scheduled for 13 April 2026 at 7:00 p.m. to hear
comments on Senior and Disable Exemption.

Nottke motioned, Guthrie seconded, to adjourn the meeting at 8:53 p.m.;
Reynolds: aye, Nottke: aye, Guthrie: aye, Soyka: aye, Wyckoff: aye.

Respectfully submitted,

Brian Quan

Town of Covert Deputy Town Clerk

March 9, 2026

Don Kenyon

To: Barb Soyka and John "Ben" Guthrie.

Let me give you handouts for your convenience.

I'd like to congratulate Barb and Ben on their elections.

I, and other residents I've spoken to, have found your advertised agenda items to be interesting, very expansive, and ambitious.

We're interested to learn more about them but have held off until now to give you time to adjust to your new roles.

Our request is for you both to elaborate on these at the next Town Board meeting on April 13.

Will you do us constituents that service?

We anticipate you will, and thank you in advance.

I'm requesting the Town Clerk to enter this communication into the minutes.

Thank you and please see back side.





Democratic Candidates for Covert Town Board

Barb Soyka and John "Ben" Guthrie

*We ask for your vote to help us join
in the shaping of decisions that Covert
confronts as we move into the future:
Taxes, Land use laws, building variances,
preparing for effects of Climate Change,
housing solutions, agriculture, tourism,
historical society and the development
of the former Camp Barton.*

* paid for by J. Ben Guthrie and Barb Soyka

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Michael R. Johnson and Local Revitalization Solutions, LLC			
Name of Action or Project: Annexation of Town of Covert 07-1-10.1 and 07-1-10.2			
Project Location (describe, and attach a location map): Annexation of Town of Covert 07-1-10.1 and 07-1-10.2			
Brief Description of Proposed Action: Annexation by petition of Michael R. Johnson and Local Revitalization Solutions, LLC of parcels 07-1-10.1 and 07-1-10.2 from the Town of Covert to the Village of Interlaken			
Name of Applicant or Sponsor: Michael R. Johnson		Telephone: 607.351.7170 E-Mail: mrj63@cornell.edu	
Address: 3582 West Avenue			
City/PO: Interlaken		State: NY	Zip Code: 14847
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Michael R. Johnson</u>		Date: <u>2/23/2026</u>
Signature: <u>Michael Royce Johnson</u> <small>F8CF53C817F403...</small>	Title: <u>Individual/Member</u>	

Town of Covert Highway Department

Monthly Report for January 2026

Activities for the month consisted of the following:

1. Plowing and sanding on all town roads and village streets.
2. Pushing snowbanks back with Grader.
3. Fixed plow lights on 2019 Western Star 10-wheeler.
4. Sent two guys for random drug testing.
5. Cleaned and organized the shop.
6. Haul crusher run for summer road work.
7. Push piles of stone up in Covert.
8. Grease loader and plow trucks.
9. Cold patching on all town roads.
10. Regular maintenance on all equipment.

Jeffrey S MacCheyne
Highway Superintendent