

**TOWN OF NEVERSINK
PLANNING BOARD
P.O. Box 307 - 273 Main Street
Grahamsville, NY 12740
(845) 985-2262 / fax (845) 985-7686**

MEETING MINUTES

DECEMBER 2, 2020

The regular meeting of the Town of Neversink Planning Board was called to order at 7:02 PM by Chairman James Stangel with the Pledge of Allegiance.

Board Members Present:	James Stangel, Chairman	PRESENT
	Bob Botsford	ABSENT
	Phil Coombe III	ABSENT
	Eric Horton	PRESENT
	Dave Forshay	PRESENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	James Schmidt, Alternate	ABSENT
	Walter Zietchel, Alternate	PRESENT

Other Officials:	Keith Stryker, Code Enforcement Officer	PRESENT
	Ken Klein Esq., Town Attorney	PRESENT

Members of the Community: None

A motion to **APPROVE** the minutes of the **DECEMBER 2, 2020** meeting as corrected was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Forest Darder

Approved by UNANIMOUS vote: AYES: 6 NAYS: 0 ABSTAIN: 0

PRESENTATIONS:

30.-1-39.1: FSH Lodge at Neversink, LLC Site Plan Review for Health Spa Located at 7491 State Rte. 55 Neversink NY Sims Foster and Mike Aiello were present to represent the application. Mr. Foster stated that the plan is to keep the foot print of the previous Spa exactly as it was in the past. They will be doing renovations and cosmetic repairs. He said the buildings were taken care of over the years so structurally they are sound. They would also like to put in a

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smaller new pool in a different location and filling in the old pool. Keith brought up concerns from last owners draining the pool onto adjoining owner's property. They assured that they will not be draining the pool onto anyone else's property because the new location would be much further from the property lines and he does not drain the pools at any other location. Eric raised the question about the septic system and the DEP. They were told by the D.O.H. that the system design is grandfathered in because it predated certain regulations. The prior owners were doing drainage work on it without permission and the DEP stopped the work and the issues were resolved. Property has SPEDIS permit there are no known performance issues that would hinder them from opening. It was suggested that they contact the DEP to get a letter that the septic system situation is cleared up. It is also their understanding that there are no outstanding violations on the property. Jim suggested that the final maps have the building names listed as "formally Mohawk" etc for identification purposes. Only need the long form environmental assessment. Ken suggested to have Glenn Smith our town engineer do a review of the application. A GML239 application should be sent to the county. The main sign will stay the same size and location. Mr. Foster does not plan to open right away he said the remodel could take up to a year.

A motion to **DECLARE LEAD AGENCY** was

Moved by: Planning Board Member, Dave Forshay
Seconded by: Planning Board Member, Eric Horton
Approved by UNANIMOUS vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

A motion to **REQUEST THAT GLENN SMITH REVIEW THE APPLICATION** was

Moved by: Planning Board Member, Dave Forshay
Seconded by: Planning Board Member, Forest Darder
Approved by UNANIMOUS vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

25.-1-33.6 –Robert & Beth Ann Mickelson, LLC - Site plan review for a Special Use Permit located at 7890 State Rte. 55 in Neversink NY. The newest updates to the site plan were discussed including the individual signs over the faux doors. It was agreed that no one present had issue with it. According to the newest plan submissions dated 11/20/20 the "Chestnut Creek Storage" signage to be located at the end gables of the building is smaller than what was originally proposed. The D.O.T mentioned that the sign by the road needed to meet the set back

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requirements. The Code Enforcement Dept. will be involved with that process to ensure that it conforms to those regulations.

After a short discussion about the GML239 and the response from the D.O.T. A motion to

APPROVE The site plan as represented with plan revisions reflected on pages A1, C1, C2, F1 dated 11/12/20 was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Eric Horton

Approved by: UNANIMOUS vote: **AYES: 6 NAYS: 0 ABSTAIN:**

OTHER:

CORRESPONDENCE:

Letter:

E-mail:

There being no further business before the Board, a motion to adjourn the meeting at 8:04 PM was

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, Forest Darder

Approved by UNANIMOUS vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Geri Gorton, Clerk
(A242)

Next regular meeting: Wednesday, January 6, 2021 at 7:00PM