

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

**MEETING MINUTES**

**MARCH 3, 2021**

The regular meeting of the Town of Neversink Planning Board was called to order at 7:00 PM by Chairman Phil Coombe III with the Pledge of Allegiance.

After the pledge Phil welcomed James Garigliano as the new Alternate Planning Board Member. James previously served for one year on the Zoning Board of Appeals and thought the Planning Board would a better fit for him with his background in construction.

<b>Board Members:</b>	Philip Coombe III, Chairman	PRESENT
	Bob Botsford	PRESENT
	Walter Zeitschel	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	James Schmidt	PRESENT
	James Garigliano, Alternate	PRESENT

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

**Other Guests Present:**

A motion to **APPROVE** the minutes of the **FEBRUARY 3, 2021** was

**Moved by:** Planning Board Member, Forest Darder

**Seconded by:** Planning Board Member, James Schmidt

**Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0**

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**PRESENTATIONS:**

**30.-1-39.1:** **FSH Lodge at Neversink, LLC** Site Plan Review for Health Spa Located at 7491 State Rte. 55 Neversink NY Barbara and Walter Garigliano were present to represent the application. James Garigliano needed to recuse himself from the application due to family involvement. Barbara Garigliano said that the new site plan map shows the location of the dumpster and that was the only change to the map. Phil asked about the status of the septic with the DEP. Walter Garigliano said that the CWC determined that the septic is failing or will likely fail in the near future. There is funding available and the owners will have it replaced. Phil read the letter from Glenn Smith, the Town Engineer which was received on February 10<sup>th</sup>. The waiver request to the DEP for the septic was withdrawn as the owners would rather open in the Spring of 2022 with it replaced and fully operating. This also satisfies the condition in the resolution that states that “the septic needs to be operating or replaced before opening.”

A motion to **APPROVE** the resolution was

**Moved by:** Planning Board Member, Forest Darder

**Seconded by:** Planning Board Member, James Schmidt

**Approved by UNANIMOUS** vote: **AYES: 7 NAYS: 0 ABSTAIN: 1**

**35.-1-29 & 35.-1-29.14:** **MUSHYN to RUHLIN** - Lot Improvement Located on Pine Rd. in Woodbourne NY Anthony Siciliano was present to represent the application. He explained that Marianne Mushyn is the parent parcel owner and she will be adding a piece to both Ruhlin and Ansbros' parcels. She will be retaining 34 acres of the parent parcel. After a short discussion

A motion to **APPROVE** the Lot Improvement was

**Moved by:** Planning Board Member, Walter Zeitschel

**Seconded by:** Planning Board Member, James Schmidt

**Approved by UNANIMOUS** vote: **AYES: 8 NAYS: 0 ABSTAIN:0**

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**35.-1-29 & 35.-1-29.1: MUSHYN to ANSBRO** - Lot Improvement Located on Drake Rd. in Neversink NY Anthony Siciliano was present to represent the application. After a short discussion

A motion to **APPROVE** the Lot Improvement was

**Moved by:** Planning Board Member, Forest Darder

**Seconded by:** Planning Board Member, James Schmidt

**Approved by UNANIMOUS** vote: **AYES: 8 NAYS: 0 ABSTAIN: 0**

**OTHER:**

**Phil** reminded everyone about the 4 hours of continuing education training required yearly. He mentioned how trainings have been sent to the members' emails and most are currently online classes.

**Walter Z.** had a question regarding the Town's Master Plan. He was wondering if it was ever updated. After a short discussion the outcome was that Ken Klein said it is something that the Town Board may ask for feedback from the Planning Board but ultimately the Town Board makes the decision. Walter read that there is supposed to be a Public Hearing before it can be adopted. Keith Stryker thought that it was done but it still needed to be adopted through the Town Board.

**Geri** asked if everyone wanted a new 8 ½ x 11 Code Book. It was decided that everyone uses code 360 online. Bob would still like a paper copy.

**CORRESPONDENCE:**

**Letter: NONE**

**E-mail: NONE**

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There being no further business before the Board, a motion to adjourn the meeting at 8:37 PM was

**Moved by:** Planning Board Member, Bob Botsford

**Seconded by:** Planning Board Member, Eric Horton

**Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0**

Respectfully submitted:      Geri Gorton, Clerk  
(A254)

**Next regular meeting:      Wednesday, APRIL 7, 2021 at 7:00PM**