

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

MEETING MINUTES

JUNE 2, 2021

The regular meeting of the Town of Neversink Planning Board was called to order at 7:05 PM by Chairman Phil Coombe III with the Pledge of Allegiance.

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

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

Other Guests Present:	Molly Marquand
	Anthony Siciliano, L.L.S.

A motion to **APPROVE** the minutes of the **MAY 5, 2021** meeting was

Moved by: Planning Board Member, Walter Zeitschel

Seconded by: Planning Board Member, Dave Forshay

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

Chairman Phil Coombe asked if everyone received the email with June Agenda and supporting documents for today's meeting. Some members did not receive the email. Phil requested Bridget send a test email to Planning Board Members.

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PRESENTATIONS:

15.-1-3: Molly Marquand – Preliminary Conference for Lot Improvement located at 54 Hunter Road, Neversink, N.Y. Molly Marquand was present to explain her plan for a Lot Improvement, with assistance from LLS Anthony Siciliano. Molly owns 110 acres at 54 Hunter Road. The property currently has a house, barn, and orchard. In the future, she and her husband would like to sell the house and barn, but retain the orchard. This will be the Headquarters for their cider making business. They currently have very limited road frontage on a hairpin turn, and selling the house in the future would leave them no access to the orchard. Their neighbor is willing to give them a 2.44-acre lot they own, in exchange for 5 acres behind their property. This 2.44-acre piece will give Molly the access she needs. Following a discussion among the board members, Molly, and LLS Anthony Siciliano, the board didn't foresee any issues with her proposal. Anthony said they will try to get it ready for the next Planning Board meeting.

30.-1-66.7: Stephen & Kathi Smith – 2 Lot Subdivision located at 6 Whispering Pines Road, Neversink, N.Y. Anthony Siciliano LLS was present to represent the application. The revised map showing the PERC location and the Engineer's Report were submitted as requested by the board at last month's meeting. Chairman Phil Coombe stated the Engineer's Report is in the file and favorable. The Negative Declaration was done at the prior meeting. Members reviewed the new map and had no further issues.

A motion to **APPROVE** the 2 Lot Subdivision 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.-1-2.4 & 31.-1-6.1: Robert & Debra Dubas – Lot Improvement located at 23 Wagner Road, Neversink, NY, and **Bernard Lange – Lot Improvement** located at 63 Wagner Road, Neversink, NY. Anthony Siciliano LLS was present to represent the application. Anthony explained each owner would like to exchange 1.77 acres of their property, with net acreage remaining the same for each lot. Lange wants to put a pool behind their house and clear some trees. This exchange would give them a larger backyard for the pool, and allow them to use and maintain the area around the pool. The exchange gives Dubas more road frontage. The board noted this would improve both lots and makes sense for both owners. Chairman Coombe asked Keith Stryker if he saw any issues with this Lot Improvement. He stated no issues.

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

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Forest Darder

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

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OTHER:

Clerk Bridget Schiffer asked if any board members had training hours to let her know, so as to update the record of training.

CORRESPONDENCE:

Letter: NONE

E-mail: NONE

There being no further business before the Board, a motion to adjourn the meeting at 7:30 PM was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Walter Zeitschel

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

Respectfully submitted: Bridget Schiffer, Clerk
(EVISTR1)

Next regular meeting: Wednesday, JULY 7, 2021 at 7:00PM