

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

MEETING MINUTES

NOVEMBER 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.

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

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

Other Guests Present: Anthony Siciliano, Brenda & Robert Devore.

A motion to APPROVE the minutes of the **OCTOBER 6, 2021** meeting 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:

45.-1-27.5 & 45.-1-2.15: Brenda & Robert Devore -Amended Subdivision & Lot Improvement located at 7471 Route 42, Grahamsville, in the Town of Neversink, N.Y.

Anthony Siciliano, authorized representative, was present representing the owners. Anthony explained owners wish to amend the prior Subdivision & Lot Improvement map which had been approved by the Planning Board in Aug. of 2020, by adjusting a property line. Devores own both properties. They wish to move .91 acres from Lot 1A to the original Parcel. After a short discussion by the board,

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

A motion to APPROVE the Amended Subdivision & Lot Improvement was

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Dave Forshay

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

41.-1-1.3: Philippe Farran 2014 Irrevocable Trust -2 Lot Subdivision located at 129 Bradley Road, Liberty, in the Town of Neversink, N.Y. Anthony Siciliano, authorized representative, was present representing the owners. The Public hearing having been closed; the Board reviewed the map and had no further concerns or questions. Anthony pointed out the only change to the final map was the additional wording as requested by the Board at the prior meeting.

A motion to APPROVE the 2 Lot Subdivision was

Moved by: Planning Board Member, Eric Horton

Seconded by: Planning Board Member, Walter Zeitschel

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

33.-1-34 & 32.-1-15.1: Forest & Courtney Darder -Lot Improvement located at Route 42 in the Town of Neversink, N.Y. Anthony Siciliano, authorized representative, presented the application. Forest Darder, property owner, recused himself. Phil Coombe recused himself also, as he owns a neighboring property. Both signed disclosures. Forest explained the back parcel is land locked. Lot line improvement will provide frontage for this lot on Route 42. The back lot will gain acreage making it larger. Following a short review and discussion

A motion to APPROVE the Lot Improvement was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Eric Horton

Approved by UNANIMOUS vote: AYES: 4 NAYS: 0 ABSTAIN: 2

15.-1-3 & 13.-1-13.18: Molly Marquand -Lot Improvement located at Hunter Road, Parksville, in the Town of Neversink, N.Y. Anthony Siciliano, authorized representative, representing Molly, explained the Lot Improvement to the Board. Molly previously gave 5 acres to her neighbor in exchange for a parcel they own. The neighbor has now deeded that lot to Molly and the deed has been filed. This lot provides the road frontage needed to access the orchard in the back. Molly plans to sell the house on the smaller remaining parcel. This Lot Improvement transfers 99 acres to the piece she just acquired. No new lots are being created. Following a short discussion

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

A motion to APPROVE the Lot Improvement 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

OTHER:

1. The board discussed Zoning with regard to a large-Scale Solar Panel Project, as other Towns have been experiencing this. There are no proposals in the Town of Neversink that the Board is aware of, but they want to be prepared and knowledgeable. Ken Klein noted this type of project would probably fall under Special Use. They will gather information to review at the Dec. meeting.
2. Keith Stryker informed the Board, he has been approached by a corporation, about their interest in purchasing a very large piece of property on the Claryville Road in the Town of Neversink. He informed this group they can do an Informal Sketch Plan Presentation before the Planning Board. They would like to be on the December Agenda to present their ideas for a Corporate Retreat, with Glamping (high end camping). This would probably fall under special use. Keith asked they present all of their documents 10 days prior to Dec. 1, Planning Board meeting date.

CORRESPONDENCE:

Letter: NONE

E-mail: NONE

There being no further business before the Board, a motion to adjourn the meeting at 7:45 PM was

Moved by: Philip Coombe III, Planning Board Chairman

Seconded by: Planning Board Member, Forest Darder

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

Respectfully submitted: Bridget Schiffer, Clerk
(EVISTR 7)

Next regular meeting: Wednesday, DECEMBER 1, 2021 at 7:00PM