

**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 1, 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	ABSENT
Dave Forshay	PRESENT
Forest Darder	PRESENT
Andrew Schwartz	PRESENT
James Schmidt, Alternate	PRESENT
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: Anthony Siciliano, Mark Denner, Mark McLewin, Anthony Marino PLUGPV (NGS), Justin Ackerman, Michele Watson (RIVIAN) & John Ceppello, Attorney.

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

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Walt Zeitschel

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

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PRESENTATIONS:

35.-1-8.4: Neversink General Store – Electric vehicle charging station proposal to amend an existing Site Plan and Special Use Anthony Marino who is an installer for PLUGPV, LLC. would like to install 4 “Juicebar” Brand electric Vehicle Chargers (EVC) consisting of 8 “pumps” to provide power to 8 vehicles. The plan is to have the “Pumps” on the West end of the parking lot. There are some items there that Mark McLewin would like to put up some screening fence and the “Pumps” would be in front of it. They are looking to run a 400amp meter to the site which would allow for 60 amps at each pump which a total of 240 watts. It can take up to 40 minutes to charge a car but most people are just filling up the battery. Apparently, batteries charge faster when they are empty. The charging will be free for the time being but after a while it may be charge for a fee. NYS is subsidizing it for now. The electric company will evaluate the owner’s usage and the state will pay The General Store for the usage. There is an emergency disconnect.

Planning Chairman, Phil Coombe III requested an update of the existing site plan to include the dimensions of the project and location, proposed lighting, signs, ADA compliance, setbacks, and proposed screening, crash protection like bolsters. The site plan will require a Public Hearing and a GML 239 review. Mark will use the site plan from when he came to the board for the BBQ shack so that all items on site plan are consistent and up to date. Phil asked that the completed application and information be submitted in time for the January 5th meeting.

45.-1-16.12: The American Babaji Yoga Sangam – Sketch Plan Conference for the development of a Religious Non-Profit Organization Cemetery located next to 83 Low Rd., Grahamsville, NY (SBL#45.-1-16.4) Mark Denner, Trustee was present to represent the application. Used an old subdivision. Anthony Siciliano will be doing the new survey. It needs to comply with State level as well as Town level. Phil provided a phone number for Andrew Hickey as a contact to Mark Denner to ask State level information. Dave asked if it is required to have a fence. Phil thinks that there should be a written narrative on file with the Town for the care and maintenance of the cemetery for the future. Ken said that this is a Zoning issue for us as a Town. It would be a special use and as the board they will need to make sure that it meets all setbacks. They only need 3 acres in their zone which they meet. Anthony Siciliano should mark out the plots on the site plan. Put any extension information on the map. The first step for Mark Denner is for him to contact the NYS Division of Cemeteries and Funeral Directors Association and the NYS DEC to check on any regulations related to a cemetery to contact the State and then sit down with Anthony map it all out. Come back in January with a completed plan and then the Public Hearing can happen in February.

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17.-1-28, 14.-1-5, 17.-1-27, 21.-1-4.1, 24.-1-4.2, 24.-1-5, 24.-1-7, & 24.-1-14.3: Rivian - Sketch Plan Conference for an Environmentally sustainable low impact Campground located at 1056 Hunter Rd. Claryville, NY John Coppello was present give a brief description of the Proposal then turn it over to Justin Ackerman. Rivian is a California based company. Justin showed the existing site plan. The Rivian group understands that there is a current 9ft wide easement to access the property. Looking to access with a walking path or hiking trails that abut the old Schumway Road. Phil said we would be interested in where emergency vehicles could access property on site plan. They are looking at staying out of the 100yr flood plain for structures to include approximately 5 2bdrm and 5 single bedroom four season cabin structures with indoor plumbing and 10 tent sites that have a platform with a tent structure on it. They are looking at putting in on new leach field. But they are considering a composting option. The Campground Use in the Rural Conservation Zone, is an allowed Use requiring a Special Use Permit approval by the Planning Board. A question was asked if this is more like a development? Keith explained the code and that you can have 2 residences on one parcel not 12. In order to make it work it would need no permanent structures for permanent living. Dave asked what the length of time that you can rent. The concern is that by having a septic and well the cabins would potentially become permanent residences. Rivian said that they would like to offer programs like flyfishing, snow shoeing etc. They will have charging stations there since it is Rivian which is ecofriendly and minimal impact company that manufactures electric vehicles. Phil said it would have to state that it would be transitory in nature and that people cannot live there permanently. They want to use it as a camp ground use. They do not want to have more than the proposed cabins for now. The existing house would be used as a campground office for checking in and out as well as where you can get small pack of supplies like water, smores supplies etc. The applicant has been referred by Chairman Coombe to the NYCDEP for septic approval in the Watershed. Walt Zeitschel said that the site plan needs to show the specific number of cabins etc. Dave Forshay thinks the foot bridge will be a problem. Phil said maybe put most of it in a conservancy with the DEP or State so that nothing can be done in the future. Justin said that the cabins are 420 square feet. Phil said the site plan needs to show the access and the site plan for parcels affected by development. Andrew Schwartz asked what they would use for heat in the winter. They said it would be electric heat no propane. Phil said they should reach out to the fire chief for that area and see what they say is needed for access for the fire trucks. They are talking about only nonpermeable surfaces no pavement. Need info on drainage, power, infostructure to be in the formal application and site plan. Forest Darder implied that after talking to Keith and Ken Klein that the definition that we have in the code book for campgrounds may require a new definition. He thought that the current definition's interpretation can vary between board members, mostly because of the cabins having a septic access. Phil suggested to come back after contacting the other entities such as the DEP and the Fire Dept. with a narrative of operations etc. They want to start on the renovation of the existing house. Phil suggested that they talk to Keith Stryker for permits to do those renovations.

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OTHER:

CORRESPONDENCE:

Letter: NONE

E-mail: NONE

There being no further business before the Board, a motion to adjourn the meeting at 8:36 PM was

Moved by: Planning Board Chairman, Philip Coombe III

Seconded by: Planning Board Member, Bob Botsford

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

Respectfully submitted: Geri Gorton, Clerk
(from notes and recording submitted by Keith Stryker, Code Enforcement Officer as she was not present at the meeting)

Next regular meeting: Wednesday, January 5, 2022 at 7:00PM