

**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 2, 2022

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

Board Members:	Philip Coombe III, Chairman	PRESENT
	Bob Botsford	ABSENT
	Walter Zeitschel	PRESENT
	Eric Horton	PRESENT
	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 Councilman	PRESENT
	Richard Coombe, Town Board Councilman	PRESENT

Other Guests Present:

Michael Woods, P.L.S.
Barbara Garigliano, Esq.
Walter Garigliano, Esq

Members Of the Community Also Present: See Attached

A motion to **APPROVE** the minutes of the **October 5, 2022** meeting was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Walter Zeitschel

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

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PRESENTATIONS:

31.-1-5.1: Sarah Curry - Major Subdivision - located on 7756 State Route 55, Neversink
**Would like to Subdivide one parcel from a larger parcel that was previously subdivided.

Walter Zeitschel recused himself from voting due to being a neighbor to the applicant. Chairman Phil Coombe explained that the town had Declared Lead Agency at last month's meeting for this presentation. The Environmental Assessment Form Part II was read aloud. Mike Woods stated that Sarah Curry would like to Deed 5 acres of her 28 acre parcel to her daughter, who resides there. Both parcels already have dwellings, septic and wells. There would be no additional construction. Phil Coombe stated that as a result of the answers to the questions on the EAF Part II, it would indicate that there would be little or no negative impact.

A motion to Declare a Negative Declaration was

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Dave Forshay

Approved by UNANIMOUS vote: AYES: 6 NAYS: 0 ABSTAIN: 1

A motion to Approve was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Andrew Schwartz

Approved by UNANIMOUS vote: AYES: 6 NAYS: 0 ABSTAIN: 1

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8.-1-5: Keriland Inc. – Major Subdivision – located at Blue Hill Rd, Neversink
A Proposal to create forty-five Residential lots.

Phil Coombe announced that Keriland was next. Barbara Garigliano and Walter Garigliano were present to represent the Application. Mrs. Garigliano introduced herself to the board, stating that she is with Blustein, Shapiro, Frank & Barone and that they are the Attorneys for Keriland, Inc. Barbara Garigliano referenced the Sketch Plan Maps that show the 45 lot Subdivision which is located in the RC Zone. The maps show how the parcel would be divided; 42 lots are designed for homes, 2 lots are designed for the common area and then 1 lot, which is the bulk of the tax parcel. 44 of the lots are comprised of 396 acres, each parcel works out to a little more than 8.8 acres per lot. Some are bigger, some are less, but all are greater than 5 acres, which is the permitted size in this zone. All of the lots are located North of Blue Hill Rd. They all will have independent wells and septic. Mrs. Garigliano asked that the board review the sketch maps showing the proposed roads, and give some input before they put together the preliminary plat.

Phil Coombe asked what is considered the parent parcel. Walter Garigliano explained that this was originally 26 separate parcels, purchased in the 1960's. The parent parcel is one of the 2 parcels that currently exist that are meaningful in size. The tax map shows as 3 parcels, reason being that there is a tiny parcel on the opposite side of Pole Rd that you cannot see on the maps due to scale. That parcel is 64.5 acres. Other two parcels the parcel that this is being carved out from is 1610 acres and the other parcel, which is on Pole Rd is 1450 acres. This is in the Tri-Valley School District and the other is in the Livingston Manor School District. Mr. Garigliano explained that you cannot have special district or school tax lines crossing through parcels. He noted that updated tax maps have not been uploaded to the county website and currently incorrectly show the parent parcel as 1600 acres, when it is actually 1610 acres.

A short discussion covering road dedication to the town and location of the main entrance (which would be located at Blue Hill Rd) ensued. Eric Horton asked about roads and cul-de-sacs. The preliminary plat will show radiuses and all road details. Dave Forshay asked if it will be a gated community? It will not be. Walt Zeitschel asked if there are any streams or creeks in the area of the subdivision. Walter Garigliano stated that there are only 2 perennial watercourses that both drain onto the North side of the property.

Phil Coombe stated that the next step would be a preliminary plat, parts 1 & 2 of the EAF (long form) and a list of the agencies that would be involved in reviewing and making an opinion. The board would then we take that information and contact those agencies for input and probably name the town as lead agency. Mr. Coombe added that due to size of the project the board will likely want exceptional input from engineers to review all, which would involve a cost to the applicant.

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Walter Garigliano stated that they would fully expect that, and would appreciate it if that could happen while still at the sketch plan phase, based on this submittal. This way, if anything identified by reviewers that went unnoticed, could then be resolved before the preliminary plat is prepared. Walter Garigliano pointed out that the sketch plan is quite a bit more sophisticated than a typical sketch plan, containing more information. Barbara Garigliano added that they have spent a lot of engineering time on the sketch plans presented, but that another set of eyes is always appreciated, before they go into even more detail.

The next step is choosing an engineer and mailing a letter to the applicant. The town attorney will then draw up an escrow agreement to cover fees incurred.

Walter Garigliano noted that he wants to make sure the following is on record:

“The Tri-Valley School District Parcel drains into a number of drainage courses, then into Spring Brook, Black Joe Brook, into the Neversink Reservoir and then downstream. The entire rest of the site which is located on the other side of the hill, drains into Fir Brook, Willowemoc Creek, into Beaver Kill, and then into the East Branch of the Delaware. Most of the land is in the Claryville FD District, everything else on the other side of the mountain is in the Livingston Manor Fire Protection District and Ambulance Districts.” Barbara Garigliano added, “One Side is Central Hudson, and the other side is NYSEQ Utility District.”

A motion to **Adjourn** was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, James Schmidt

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

OTHER:

CORRESPONDENCE: NONE

E-mail: NONE

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG11222)

Next regular meeting: Wednesday, December 7, 2022 at 7:00PM