

**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 1, 2023**

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.

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

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

**Other Guests Present:**

A motion to **APPROVE** the Regular Minutes of the **February 1, 2023** meeting was

**Moved by:** Planning Board Member, James Garigliano

**Seconded by:** Planning Board Member, Walt Zeitschel

**Approved by UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

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**PRESENTATIONS:**

**32.-1-20.1: Donald Ackerley – Review to Authorize and Update** final survey maps on an existing minor subdivision - located at 120 Ackerley Rd, Grahamsville

William Brenner was present to request the planning board to restamp, re-sign, and redate (to today's date) existing survey maps pertaining to applicant Donald Ackerley's subdivision. The subdivision previously been approved by the Planning Board on August 3, 2022. Sullivan County requires that maps be submitted to the county clerk's office within 60 days after the date of Planning Board approval. Mr. Brenner did not submit them within that time frame, bringing him back before the board today.

A motion to **Authorize Chairman, Phil Coombe to update and sign was**

**Moved by:** Planning Board Member, Jim Garigliano  
**Seconded by:** Planning Board Member, Forest Darder  
**Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0**

**36.-1-3.4: Stephanie Pennino - Special Use for the development of a small dog training facility (A Dogs Life Camp and Spa) - located on 211 Thunder Hill Rd, Neversink.**

Stephanie Pennino was present to represent herself. Phil Coombe explained that the Planning Board had already adopted Lead Agency status, and completed part two of the SQR at the previous Planning Board meeting involving A Dogs Life Camp and Spa. Stephanie met with the Zoning Board in February and received approval on Area Variances in relation to the development. Ken Klein drafted a resolution in correlation to the reduction of setback variance, which was submitted at today's Planning Board Meeting.

A motion to **Approve** was

**Moved by:** Planning Board Member, Bob Botsford  
**Seconded by:** Planning Board Member, James Garigliano  
**Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0**

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**33.-1-14.1: KRC Associates - Subdivision** - located at 639 South Hill Rd, Grahamsville

Chairman Phil Coombe introduced Rick Coombe and then recused himself from the meeting. Walt Zeitschel asked if anyone had any questions. There were none. Phil Coombe rejoined the meeting and then read aloud part two of the SQR to the board. It was agreed that there will be no significant adverse environmental impact as a result of this subdivision.

A motion to **Approve a Negative Declaration** was

Moved by: Walt Zeitschel

Seconded by: James Garigliano

Approved by **UNANIMOUS** vote: **AYES: 4 NAYS: 0 ABSTAIN 1**

Phil Coombe stated that this subdivision does not require county review because the property is located in the AG district.

A motion to **Approve** was

Moved by: Bob Botsford

Seconded by: James Garigliano

Approved by **UNANIMOUS** vote: **AYES: 4 NAYS: 0 ABSTAIN 1**

**OTHER:** A short discussion took place covering that there were no known changes with the current status of the proposed Keriland Inc. subdivision. They are tentative on the Agenda for the April 5<sup>th</sup> Planning Board meeting.

**CORRESPONDENCE:** NONE

**E-mail:** NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:22PM was

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**Moved by:** Planning Board Member, Walt Zeitschel  
**Seconded by:** Planning Board Member, Forest Darder  
**Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Michelle Goodman, Clerk  
(PBMTG030123)

**Next regular meeting: Wednesday, April 5, 2023 at 7:00PM**

DRAFT