

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

REGULAR MEETING MINUTES

JUNE 16, 2020

Chairman Mike Dean called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:30 PM with the Pledge of Allegiance.

Board Members Present:	Mike Dean, Chairman	PRESENT
	Jim Wells	PRESENT (VIA ZOOM)
	James Garigliano	PRESENT
	Steve Porter	PRESENT
	Stephen Poley	PRESENT
	Ian Constable, Alternate	PRESENT

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

Other Guests Present:

A motion to **APPROVE** the minutes of the July 16, 2019 meeting was

Moved by: Zoning Board of Appeals Member, Ian Constable, Alternate

Seconded by: Zoning Board of Appeals Member, James Garigliano

Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN 0

APPLICATIONS:

25.-1-19 JAMES AND PATRICIA MERCADO: Area Variance for a farm operation located at 8103 State Rte. 55, Grahamsville NY Troy Johnstone, Attorney for the Mercados was present as well as the Mercados to represent the application. The property has been used a farm operation for 100 years. It is located in the County's AG Zone 4. They have farmed the property themselves for at least 15yrs. They have goats for dairy products, lambs, chickens and rabbits as well. The farm is a pre-existing non-conforming use. They are looking for side yard set backs for the barn and chicken coop as they need 100 feet so they are asking for it to be 15ft on the side adjacent to 25.-1-8.1 & 2 and 2ft on the side adjacent to 25.-1-20. After some discussion a motion to schedule a public hearing for July 21, 2020 was

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Moved by: Zoning Board of Appeals Member, James Garigliano
Seconded by: Zoning Board of Appeals Alternate Member, Ian Constable
Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN

34.-1-4.1 SEAN BOYES: Area Variance to correct set back from a prior granted Area Variance located on Aden Rd. in Parksville NY Troy Johnstone was present as well as Sean Boyes to represent the application. Mike Dean recued himself from voting due to his connection to the property and previous application in question. Jim Wells abstained from voting because he couldn't see the area in question on the map as he dialed in on the Zoom Meeting portion of the ZBA meeting. Sean is asking for a correction of a previous area variance the was granted for 25 feet and should have been 18. After a discussion there was a motion to schedule a public hearing for July 21, 2020. The motion to schedule the public hearing was

Moved by: Zoning Board of Appeals Member, James Garigliano
Seconded by: Zoning Board of Appeals Alternate Member, Ian Constable
Approved by UNANIMOUS vote: AYES 4 NAYS 2 ABSTAIN

OTHER

CORRESPONDENCE: NONE

There being no further business before the Board, a motion to close at 8:04 PM was

Moved by: Zoning Board of Appeals Member, James Garigliano
Seconded by: Zoning Board of Appeals Alternate Member, Ian Constable
Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN

Respectfully submitted: Geri Gorton, Clerk
(B228)

NEXT MEETING: AUGUST 18, 2020 at 7:30 PM.