

**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**

**AUGUST 17, 2021**

Acting Chairman, Ian Constable, 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	ABSENT
Jim Wells	PRESENT
Ian Constable	PRESENT
Stephen Poley	PRESENT
Andrew McCabe, Alternate	PRESENT
Steve Porter	ABSENT

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

**Other Guests Present:** Neysa Sensenig, and Geri Gorton.

A motion to **APPROVE** the minutes of the FEBRUARY 16, 2021 meeting was

**Moved by:** Zoning Board of Appeals Member, Jim Wells

**Seconded by:** Zoning Board of Appeals Alternate, Andrew McCabe

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

**APPLICATIONS:**

**44.-1-13.15** – **NEYSA T. SENSENIG:** Requesting relief from a side width variance for an addition to an existing home located at 7191 State Route 42, Grahamsville, N.Y. Neysa Sensenig presented her application to the Board. Neysa explained she would like to expand on west side of house. She further explained the back of the house is where the septic is and powerlines run very close to the front of the home, limiting where she can add on. Keith Stryker reviewed these limitations with the board members, stating she didn't have anywhere else for the addition but on the west side. The minimum requirement is 25 feet on the narrower side. She will have 23.5 feet; resulting in a 1.5 feet variance. The Board felt due to this minor amount, it will not be a substantial detriment to public interest or properties around it.

Following a brief discussion, the Board did not foresee any issues with moving forward.

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Ken Klein advised the Board will need to set a Public Hearing. This is a Type 2 Action and will not need a SEQR, nor will it need the 239 Review. This application is exempt by an agreement between the Town and the County. Neysa presented map with Septic location.

**A motion to set a Public Hearing for the next meeting was:**

**Moved by:** Zoning Board of Appeals Member, Stephen Poley

**Seconded by:** Zoning Board of Appeals Member, Jim Wells

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

**REQUEST FOR INTERPRETATION:**

**45.-1-27.5 – ROBERT & BRENDA DEVORE (Property Owners), KRISTINA CREEK & BRENDAN GREEN (Prospective Buyers).** Geri Gorton, Licensed Real Estate Agent, presented a request for an interpretation or opinion by the Board. Geri explained the potential buyers would like to purchase this 3.30-acre property in the RS zone. They would like to build 2 small homes on it (one for each of them). In RS zone they would need 4 acres to do this. They would like to buy property together to cut down on their costs, plus this lot has access to Town Sewer. Geri explained this would be a request for a 17% area variance. The potential buyers have approached neighboring properties to see if they could get the extra .70 acres needed, but they were denied. Geri showed the Board two other properties currently on the market in Town of Neversink, but both would require variances as well.

Ken Klein advised they would need to apply for a variance. He did not see it being granted as it would be an issue self-created, as they should purchase a lot that conforms with the Zoning requirements for two homes on one lot. Following a discussion among the Board, Keith Stryker, and Ken Klein, the consensus was this would be a self-created difficulty.

**OTHER:**

**CORRESPONDENCE:** Bridget gave Board Members their updates to Town Code Book.

There being no further business before the Board, a motion to close at 7:50 PM was

**Moved by:** Zoning Board of Appeals Member, Jim Wells

**Seconded by:** Zoning Board of Appeals Alternate, Andrew McCabe

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

Respectfully submitted: Bridget Schiffer, Clerk (EVISTR3)

**NEXT MEETING: SEPTEMBER 21, 2021 at 7:30 PM.**