

**TOWN OF NEVERSINK TOWN BOARD
TOWN BOARD MEETING
TENTATIVE AGENDA JANUARY 11, 2023**

CALL TO ORDER

The Regular Meeting of the Town of Neversink Town Board called to order at **7:30 p.m.** by Supervisor Chris Mathews with the Pledge of Allegiance.

ROLL CALL

TOWN BOARD MEMBERS

Supervisor Chris Mathews
Councilperson Keith Zanetti
Councilperson Nicole Gorr
Councilperson Scott Grey
Councilperson Richard Coombe, Jr.

OTHER TOWN OFFICIALS

Code Enforcement Officer Keith Stryker
Highway Superintendent Preston Kelly

GUESTS

Cher Woehl – Parks & Recreation
William Sewart – Eagle Scout Project
Larry Whipple – Little League

MINUTES OF PREVIOUS MEETING (S)

Regular Meeting – December 14, 2022
Recessed Meeting – December 29, 2022
Organizational Meeting – January 4, 2023

SUPERVISOR'S RECEIPTS & DISBURSEMENT REPORT

Month of December 2022
Revenue Report, Expense Report and Trial Balance for 12/1/2022-12/31/2022

TOWN CLERK DECALS AND MONTHLY FEE REPORT

Month of December 2022

TOWN CLERK MONTHLY PETTY CASH REPORT

Month of December 2022/January 2023
No expenditures made

REPORTS AND MATTERS OF TOWN OFFICIALS

CODE ENFORCEMENT OFFICER

2022 Annual Report of Activity

Code Enforcement Officer Report for December 2022

- 211 Miles
- \$1,137.02 Receipts
- 7 Building Permits, total 128 for year
- 0 Building Permit Renewal, total 0 for year
- 17 Certificate of Occupancy/Certificate of Compliance, total 133 for year
- 0 Complaint, total 1 for year
- 0 Violations, total 3 for year
- 3 Municipal Searches, total 85 for year
- 0 Fire Inspections, total 12 for year
- 0 Junk Yard Permit, total 1 for year
- 0 Mobile Home Park Permit Renewal, total 2 for year
- 0 Operating Permit, 0 total for year
- 0 Special Use Permit, total 0 for year
- 0 Fireworks Permit, total 1 for year
- 0 CEO Training Hours, total 25 for year

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- 0 FOIL Request, total 6 for year
- 0 Fire Calls, total 6 for year

2022 Year End

- Building Permits Issued: Year – 128
- Building Permit Renewals: Year – 0
- Certificates of Occupancy / Compliance: Year – 133
- Complaints: Year – 1
- Violations: Year – 3
- Municipal Search: Year – 85
- Fire Inspections: Year – 12
- Junkyard Permit: Year – 1
- Mobile Home Park Permit: Year – 2
- Temporary Use Permit: Year – 0
- Special Use Permit: Year – 2
- CEO Training Hours: Year – 25
- Town Car Mileage: 2,064
- Office Receipts: \$17,463.51
- Value of all Permits: \$4,545,633.50
- Active Building Permits: 137
- New Single Family Homes Total: 1
 - Modular: 1
- Replacement SF Homes: 2
 - Manufactured: 2
- 2022 D.E.P. Sewer Activity
 - 5 Incidents – 24 CEO hours
- 2022 Septic District Activity
 - 7 Incidents – 49 CEO hours

HIGHWAY SUPERINTENDENT

- Pickup with plow for equipment rotation
- Set up meeting with equipment committee

PLANNING BOARD

- Agenda for 01/04/2023
- Minutes for 12/7/2022 – draft
- Minutes for 11/2/2022 – accepted
- PH Minutes for 11/2/2022 - accepted

ZONING BOARD OF APPEALS

- Notice of Cancellation of 12/20/2022 ZBA Meeting
- Notice of Public Hearing 01/17/2023 - Pennino

TOWN CLERK

- Announcement of 2023 Training School and Annual Meeting of the Association of Towns to be held at the NY Marriott on February 19-22, 2023

FILINGS/CORRESPONDENCE WITH TOWN CLERK

- Oath of Office:
 - Courtney Ansbro – Secretary/Treasurer GFD
 - Eric Horton – Planning Board 1/1/23-12/31/29
 - Valerie Brown – P&R Alternate 12/14/22-12/31/22
 - James Darling – NFD Commissioner 1/1/23-12/31/25
 - Timothy Dexheimer – NFD Commissioner 1/1/23-12/31/27
 - William Conjura – GFD Commissioner 1/1/23-12/31/27
- Certificate of Completion Continuing Judicial Education Program for Brent Gotsch
- Certification of Result of Canvass of Annual Fire District Election for CFD
- FOIL for 7.A-1-48, 30 Willowemoc Rd, from Megan King – fulfilled

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- NYC Filtration Avoidance Determination
- BC-7Q Quarterly Statement of Bingo Operations for Daniel Pierce Library

PUBLICATIONS

- Talk of the Towns

SUPERVISOR

- Water Building at Fairgrounds

PAYMENT OF CLAIMS AND VOUCHERS

- | | |
|---------------------|------------|
| • Abstract #1A 2022 | \$ pending |
| • Abstract #1 2023 | |
| Total | \$ |

ADJOURN OR RECESS:

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
DECEMBER 14, 2022**

CALL TO ORDER

The regular meeting of the Town Board of the Town of Neversink was called to order at 7:30 P.M. by Supervisor Chris Mathews with the pledge of allegiance.

ROLL CALL

Board Members

Supervisor Chris Mathews	PRESENT
Councilperson Keith Zanetti	PRESENT
Councilperson Nicole Gorr	PRESENT
Councilperson Scott Grey	PRESENT
Councilperson Richard Coombe Jr.	PRESENT

Other Officials

Highway Superintendent Preston Kelly	PRESENT
Code Enforcement Officer Keith Stryker	PRESENT

GUESTS

Adele Barnard	Walt Zeitschel
Stacie Howell	Larry Watson
Andrew McCabe	Hovey Brock
Margaret Seiler	

- **Stacie Howell**, Rondout & Neversink Stream Management Program Coordinator, introduced herself and gave a presentation on the **Chestnut Creek Local Flood Analysis** that was prepared by SLR. She is looking for the Town to **adopt a resolution** accepting the local flood analysis recommendations and for Supervisor Mathews to **sign the Memorandum of Understanding** for the Implementation of the Rondout Creek, Neversink River and Chestnut Creek Stream Management Plans and Local Flood Hazard Mitigation.
- **Adele Barnard** gave a Rt. 42 Community Park **playground update**. Adequate funds have been raised and an installation date is planned for April 2023.
- **Larry Watson**, a Blue Hill Road resident, addressed the Board about his concerns regarding the safety of Hunter and Blue Hill Roads and the Resolution before the Board tonight requesting a speed limit on Blue Hill Road. He and the Board also discussed the roads that are currently being built at the proposed Kerilands development.

MINUTES OF PREVIOUS MEETING(S)

Minutes of the Public Hearing and Regular Meeting held on November 9, 2022 were ACCEPTED AS SUBMITTED on motion by Councilperson Keith Zanetti, seconded by Councilperson Nicole Gorr, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 5 NAYS 0.

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SUPERVISOR’S RECEIPTS AND DISBURSEMENTS REPORT

The Supervisor’s Report for the month of November 2022 was ACCEPTED AS RECEIVED and filed on motion by Councilperson Richard Coombe Jr., seconded by Councilperson Keith Zanetti, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

TOWN CLERK DECALS AND MONTHLY FEE REPORT

ACCEPTED AS SUBMITTED for the month of November 2022 to be filed on motion by Councilperson Richard Coombe Jr., seconded by Councilperson Keith Zanetti, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

TOWN CLERK MONTHLY PETTY CASH REPORT

Month of November 2022/December 2022
No expenditures made.

CODE ENFORCEMENT OFFICER

Monthly Receipts Report and Mileage Log and Inspection Report for the month of November 2022 has been filed with the Town Clerk.

- 152 Miles
- \$655.00 Receipts
- 8 Building Permits, total 121 for year
- 0 Building Permit Renewal, total 0 for year
- 12 Certificate of Occupancy/Certificate of Compliance, total 116 for year
- 0 Complaint, total 1 for year
- 0 Violations, total 3 for year
- 2 Municipal Searches, total 82 for year
- 5 Fire Inspections, total 12 for year
- 0 Junk Yard Permit, total 1 for year
- 0 Mobile Home Park Permit Renewal, total 2 for year
- 0 Operating Permit, total 0 for year
- 0 Special Use Permit, total 0 for year
- 0 Fireworks Permit, total 1 for year
- 0 CEO Training Hours, total 25 for year
- 2 FOIL Request, total 6 for year
- 2 Fire Call, total 6 for year

HIGHWAY SUPERINTENDENT

1. The Resolution to **amend** the **highway inventory** of the Town of Neversink with respect to **Grants Road and Bradley Road** was presented for the Board’s consideration.

**TOWN OF NEVERSINK
RESOLUTION NO. 23 OF 2022**

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
DECEMBER 14, 2022**

“A resolution to amend the highway inventory of the Town of Neversink with respect to Grants Road (Town Road No. 23) and Bradley Road (Town Road No. 4).”

At a regular meeting of the Town Board of the Town of Neversink, Sullivan County, New York, held at the Town Hall, 273 Main Street, Grahamsville, New York, in said Town, on the 14 day of December, 2022, at 7:30 p.m., prevailing time.

The meeting was called to order by Supervisor Mathews and upon roll being called, the following were:

PRESENT: Supervisor Chris Mathews
Councilperson Keith Zanetti
Councilperson Nicole Gorr
Councilperson Scott Grey
Councilperson Richard Coombe Jr.

ABSENT:

The following resolution was introduced by Councilperson Richard Coombe Jr., who moved its adoption, and seconded by Councilperson Keith Zanetti, to wit:

WHEREAS, the official inventory of town highways in the Town of Neversink reflects Bradley Road (Town Road No. 4) as beginning at its intersection with Aden A Road (Town Road No. 3A) and ending at its intersection with Grants Road (Town Road No. 23) for a distance of 0.38 miles; and

WHEREAS, the official inventory of town highways in the Town of Neversink reflects Grants Road (Town Road No. 23) as beginning at its intersection with State Route 55 (County Road No. 16) near the boundary line between the Town of Neversink and the Town of Fallsburg and ending at the boundary line between the Town of Neversink and the Town of Liberty for a distance of 0.77 miles; and

WHEREAS, the official Sullivan County E911 inventory of town highways in the Town of Neversink reflects Bradley Road (Town Road No. 4) as beginning at its intersection with Aden A Road (Town Road No. 3A) and ending at the boundary line between the Town of Neversink and the Town of Liberty for a distance of 0.77 miles; and

WHEREAS, the official Sullivan County E911 inventory of town highways in the Town of Neversink reflects Grants Road (Town Road No. 23) as beginning at its intersection State Route 55 (County Road No. 16) near the boundary line between the Town of Neversink and the Town of Fallsburg and ending at its intersection with Bradley Road (Town Road No. 4) for a distance of 0.38 miles; and

WHEREAS, it is in the best interest of the Town of Neversink, all emergency service providers, all of those who reside along Bradley Road (Town Road No. 4) and Grants Road

**TOWN OF NEVERSINK TOWN BOARD
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(Town Road No. 23), and the general public, that the official inventory of town highways of the Town of Neversink and the official Sullivan County E911 inventory of town highways each designate and define Grants Road (Town Road No. 23) and Bradley Road (Town Road No. 4) in like manner.

NOW, THEREFORE, BE IT RESOLVED, that Bradley Road (Town Road No. 4) and Grants Road (Town Road No. 23) are hereby redesignated such that the official inventory of town highways of the Town of Neversink shall conform with the official Sullivan County E911 inventory of town highways in the Town of Neversink, to wit:

(a) Bradley Road (Town Road No. 4) shall begin at its intersection with Aden A Road (Town Road No. 3A) and end at the boundary line between the Town of Neversink and the Town of Liberty for a distance of 0.77 miles; and

(b) Grants Road (Town Road No. 23) shall begin at its intersection State Route 55 (County Road No. 16) near the boundary line between the Town of Neversink and the Town of Fallsburg and end at its intersection with Bradley Road (Town Road No. 4) for a distance of 0.38 miles.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, resulting as follows:

Supervisor Christopher Mathews	voting	AYE
Councilperson Keith Zanetti	voting	AYE
Councilperson Nicole Gorr	voting	AYE
Councilperson Scott Grey	voting	AYE
Councilperson Richard Coombe, Jr.	voting	AYE

The resolution was thereupon declared duly adopted.

2. Preston would like to **go to bid** for the **plow equipment** for the **2 new 2024 plow trucks** that are scheduled to arrive mid to late February 2023. The following motion was made:

A motion was made by Councilperson Scott Grey, seconded by Councilperson Keith Zanetti to go to bid for the plow equipment for the 2 new 2024 plow trucks, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 5 NAYS 0.

PLANNING BOARD

Meeting Agenda for 12-07-2022, Meeting Minutes *draft* for 11-02-2022, Public Hearing Minutes *draft* for 11-2-2022, Meeting Minutes *accepted* for 10-05-2022 and Meeting minutes *accepted* for 07-06-2022 were filed with the Town Clerk.

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ZONING BOARD OF APPEALS

Meeting Agenda for 11-15-2022, Meeting Minutes *draft* for 11-15-2022, Meeting Minutes *accepted* for 2-15-2022 and Public Hearing Minutes *accepted* for 2-15-2022 were filed with the Town Clerk.

FILINGS AND CORRESPONDENCE FILED WITH TOWN CLERK

- FOILS received:
 - Megan King for property located at 26, 28 & 30 Willowemoc Rd – fulfilled
 - Tooher & Barone, LLP Kerilands – fulfilled
- Notice of Annual Election received from:
 - Grahamsville Fire District
 - Neversink Fire District
 - Claryville Fire District
- From Sullivan County Clerk’s Office:
 - Final Sub-division of Land for Lands of Curry
 - Survey Map of Lot Improvement for Lands of Gregory & Donna Carr
 - Survey Map of Lot Improvement for Lands of Guisepppe & Kristina Carraccia
- Certificate of Results of 12/13/2022 Fire Districts Commissioner Elections:
 - Neversink Fire District
 - Grahamsville Fire District
- Oath of Office for NFD Secretary Stephanie O’Neill
- NFD Resolution to Dispose of Surplus Equipment
- From NYC DEP notice of property land acquisition, ID#9829
- Letter/e-mail received in reference to Kerilands:
 - Felicity Brock Kelcourse

Items were ORDERED LOGGED and FILED on motion by Councilperson Richard Coombe Jr., seconded by Councilperson Keith Zanetti, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 5 NAYS 0.

SUPERVISOR

1. The following resolution was presented for the Board’s consideration:

**TOWN OF NEVERSINK
RESOLUTION NO. 24 OF 2022
ACCEPTING THE GRAHAMSVILLE LOCAL
FLOOD ANALYSIS RECOMMENDATIONS**

At a meeting of the Town Board of the Town of Neversink (“Town”), Sullivan County, New York held at the Town of Neversink Town Hall, 273 Main Street, Grahamsville, New York 12740, in said Town, on the 14th day of December, 2022 at 7:30 p.m., prevailing time.

The meeting was called to order by Supervisor Chris Mathews and upon roll being called the following were:

**TOWN OF NEVERSINK TOWN BOARD
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	PRESENT	ABSENT
Supervisor Chris Mathews	X	
Councilperson Keith Zanetti	X	
Councilperson Nicole Gorr	X	
Councilperson Scott Grey	X	
Councilperson Richard Coombe, Jr.	X	

The following resolution was introduced by Councilperson Scott Grey who moved for its adoption, and seconded by Councilperson Keith Zanetti, to wit:

WHEREAS, the Sullivan County Soil & Water Conservation District (“SCSWCD”) and the Town recognize that the Chestnut Creek and its tributaries are a key element of the identity of the Town, and provides many environmental and economic benefits to the residents and businesses of Neversink; and

WHEREAS, the SCSWCD and the Town have worked cooperatively on-stream management issues relevant to both public and private interests for many years; and

WHEREAS, the SCSWCD, in partnership with the NYCDEP Stream Management Program have worked cooperatively since 2006 to develop a comprehensive Stream Management Plan (“SMP”) for the Neversink River; and

WHEREAS, the SCSWCD and NYCDEP have worked closely with the Neversink Local Flood Analysis Committee, the Town and other watershed stakeholders to develop the Grahamsville Local Flood Analysis (LFA) which takes a science based, long-term management approach to the stream; and

WHEREAS, the Grahamsville LFA provides guidance on protecting the safety and welfare of the citizens of Neversink and the public investment in Town infrastructure; and

WHEREAS, the SCSWCD and the Town desire to work cooperatively to implement the Grahamsville LFA for the common benefit of both parties, protection of the natural resources and the interests of the broader watershed stakeholders.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Neversink recognizes and accepts the Grahamsville LFA to assist the Town and its landowners with addressing long term management of the Chestnut Creek and its tributaries in a manner that is consistent with the protection of public and private property, the protection of natural resources, and in a way that will provide the Town, its landowners and visitors with multiple benefits.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, resulting as follows:

	Voting	AYE	NAY
Supervisor Chris Mathews	X	X	

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Councilperson Keith Zanetti	Voting	X
Councilperson Nicole Gorr	Voting	X
Councilperson Scott Grey	Voting	X
Councilperson Richard Coombe, Jr.	Voting	X

The resolution was thereupon declared duly adopted.

Dated: December 14, 2022
Town of Neversink
Grahamsville, New York

The following **motion** was made **authorizing Supervisor Mathews to sign the MOU**:

A motion was made by Councilperson Richard Coombe Jr., seconded by Councilperson Nicole Gorr authorizing Supervisor Chris Mathews to sign the Memorandum of Understanding for the Implementation of the Rondout Creek, Neversink River and Chestnut Creek Stream Management Plans and Local Flood Hazard Mitigation, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

2. The following resolution was presented for the Board's consideration:

**TOWN OF NEVERSINK
RESOLUTION NO. 25 OF 2022
REQUESTING THE COUNTY AND STATE CONSIDER AND INVESTIGATE
ESTABLISHING A SPEED LIMIT ON TOWN ROAD NO. 40 'BLUE HILL ROAD'**

WHEREAS, a property owner in the Town of Neversink ("Town") is requesting the reduction of the current unposted speed zone to a 35 mph speed zone along the entire length of Blue Road; and

WHEREAS, the Town Board, after due consideration, requests that the County of Sullivan ("County") and the New York State Department of Transportation ("State DOT") investigate and consider reducing the current unposted speed zone to a 35 mph speed zone at which vehicles may proceed along from the intersection of Hunter Road and CR No. 157 for a distance of 3.65 miles. Said 3.65 miles broken up as follows: From the intersection of Hunter Road 2.51 miles turns to a seasonal road for 1.00 mile and then turns back for .14 miles to the intersection of CR No. 157.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby requests that the County and the State DOT investigate and consider reducing the current unposted speed zone to a 35 mph speed zone at which vehicles may proceed along from; the intersection of Hunter Road and CR No. 157 for a distance of 3.65 miles and, be it further

**TOWN OF NEVERSINK TOWN BOARD
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RESOLVED, that the Town Supervisor be and hereby is authorized, empowered and directed, on behalf of the Town, to execute and deliver any and all documents, instruments, agreements and certificates necessary to request the County and State DOT accomplish the foregoing; and, be it further

RESOLVED, that the Town Clerk be and hereby is authorized, empowered and directed, on behalf of the Town, to do all things necessary including forwarding a certified original of this resolution and those documents, instruments, agreements and certificates, if any, executed by the Town Supervisor in accordance with the foregoing, to the County and State DOT.

Moved by: Councilperson Keith Zanetti

Seconded by: Councilperson Nicole Gorr

And Adopted by vote on: December 14, 2022

AYE: 5 **NAY:** 0

3. The following resolution was presented for the Board's consideration:

**TOWN OF NEVERSINK
RESOLUTION NO. 26 OF 2022
AUTHORIZING INTERMUNICIPAL AGREEMENT WITH COUNTY
FOR SHERIFF TO PROVIDE TOWN COURT SECURITY SERVICES**

WHEREAS, it is in the interest of public health, safety and welfare, as well as the safety and wellbeing of the Town of Neversink Town Justices and court personnel that there be security in the Town courtroom when the Town Justice Court is in session; and

WHEREAS, the County of Sullivan and the Sheriff of the County of Sullivan are willing to provide security services to the Town Justice Court upon terms and conditions set forth in an intermunicipal agreement to be entered into between the County and the Town, which agreement has been provided to the Town Board for its consideration and approval.

NOW, THEREFORE, BE IT RESOLVED, that the Intermunicipal Agreement prepared by the County of Sullivan and presented to the Town Board of the Town of Neversink, pursuant to which security services shall be provided to the Town of Neversink Justice Court by the Sullivan County Sheriff's Department, be and the same hereby is approved; and be it further

RESOLVED, that the Town of Neversink shall appropriate and hereby authorizes the expenditure of the funds required to fulfill its obligations pursuant to the aforesaid Intermunicipal Agreement; and be it further

RESOLVED, that the Supervisor of the Town of Neversink be and hereby is authorized, empowered and directed to execute the aforesaid Intermunicipal Agreement on behalf of and in the name of the Town of Neversink; and be it further

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
DECEMBER 14, 2022**

RESOLVED, that the Supervisor of the Town of Neversink be and hereby is authorized, empowered and directed, on behalf of the Town, to execute and deliver any and all other documents, instruments, agreements and certificates, and take such other actions as may be necessary to give effect to implement the aforesaid Intermunicipal Agreement.

Moved by: Councilperson Scott Grey
Seconded by: Councilperson Nicole Gorr
And adopted by vote on: December 14, 2022
AYE: 5 **NAY:** 0

4. The following Resolution was presented for the Board's consideration:

**TOWN OF NEVERSINK
RESOLUTION NO. 27 OF 2022
BUDGET TRANSFERS**

Whereas, appropriations need to be increased in some General Fund accounts,

Whereas, \$6,565.00 needs to be transferred to A7310.2 Youth Programs Equipment, 465.00 to A1910.1 Unallocated Insurance, 2,100.00 to A8020.1 Planning, Personal Services, and

Whereas, \$6,565.00 to be moved from A7310.4 Youth Programs, Contractual Expense, 2,565.00 to be moved from A1990.4 Contingent Account,

Now, therefore be it Resolved that the Town Board authorizes the Supervisor to do the above transfers and that the following budget amendments be made;

A960 Appropriations-	\$ 9,130.00	
A7310.4 Youth Programs, Cont. Exp -	6,565.00	
A1990.4 Contingent Account -	2,565.00	
A960 Appropriations-	\$ 9,130.00	
A1910.1 Unallocated Insurance -		465.00
A7310.2 Youth Programs, Equipmnt -		6,565.00
A8020.1 Planning, Personal Services -		2,100.00

Moved by: Councilman Richard Coombe Jr.
Seconded by: Councilman Scott Grey
And Adopted on Motion: December 14, 2022

5. The following Resolution was presented for the Board's consideration:

**TOWN OF NEVERSINK
RESOLUTION NO. 28 OF 2022
NYCLASS MUNICIPAL COOPERATION AGREEMENT**

**TOWN OF NEVERSINK TOWN BOARD
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WHEREAS, New York General Municipal Law, Article 5-G, Section 119-o (Section 119-o) empowers municipal corporations [defined in Article 5-G, Section 119-n to include school districts, boards of cooperative educational services, counties, cities, towns and villages, and districts] to enter into, amend, cancel, and terminate agreements for the performance among themselves (or one for the other) of their respective functions, powers, and duties on a cooperative or contract basis;

WHEREAS, the Town of Neversink wishes to invest portions of its available investment funds in cooperation with other corporations and/or districts pursuant to the NYCLASS Municipal Cooperation Agreement Amended and Restated as of March 28, 2019;

WHEREAS, the Town of Neversink wishes to satisfy the safety and liquidity needs of their funds;

NOW, THEREFORE, it is hereby resolved as follows:

That Teri Lockhart, Finance Officer of the Town of Neversink is hereby authorized to participate in the NYCLASS program under the terms of the NYCLASS Municipal Cooperation Agreement Amended and Restated as of March 28, 2019.

Moved by: Councilperson Scott Grey

Seconded by: Councilperson Nicole Gorr

And Adopted on Motion: December 14, 2022

6. Supervisor Mathews gave a **fairgrounds water building update**.
7. The following motions were made to **appoint Valerie Brown** to fill the **Parks & Recreation Advisory Board Alternate** vacancy and **Larry Bracken** to the **Transfer Station Attendant PT Temp** vacancy:

A motion was made by Councilperson Richard Coombe Jr., seconded by Councilperson Keith Zanetti to appoint Valerie Brown as Parks & Recreation Advisory Board Alternate with term to expire 12/31/2022, put to a vote and **UNANIMOUSLY CARRIED**.
VOTE: AYES 5 NAYS 0.

A motion was made by Councilperson Richard Coombe Jr., seconded by Councilperson Keith Zanetti to appoint Larry Bracken as Transfer Station Attendant PT Temp at the rate of \$16.24 per hr-bi-weekly, put to a vote and **UNANIMOUSLY CARRIED**.
VOTE: AYES 5 NAYS 0.

8. The Board discussed setting the date to **recess tonight meeting** to for the purpose of paying 2022 vouchers. It was decided to recess **to 12/29/2022** at 7:00 pm.
9. Supervisor Mathews reviewed a recent meeting with the **Land Acquisition Committee** on a **property located** above the school on **Moore Hill Rd**. They recommended that the property be opened for bow hunting, hiking and fishing only.

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10. Town Clerk Lisa Garigliano and the Board discussed the **Town's website** provider issue. Our current provider is making changes and Lisa believes it is in the best interest of the Town to change providers. She has gotten a quote from Zelacom but would like to get more quotes before a decision is made. The Board also discussed townofneversink.com and the Board was in favor of having both .com and .org.
11. The Board discussed the **rate increase** of \$10.00 per ton by the County on disposal the of both **C&D and SW** at the Transfer Station. The following motion was made:

A motion was made by Councilperson Richard Coombe Jr., seconded by Councilperson Keith Zanetti to increase the fees in January for C & D and miscellaneous bulky items by approximately 10 percent, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

12. A **voucher to reimburse Highway Funds** for the **work in setting up the ice rink** for Parks and Recreation in the amount of \$4,008.51 was submitted by Bookkeeper Teri Lockhart for the Board's signatures. The following motion was made:

A motion was made by Councilperson Richard Coombe Jr., seconded by Councilperson Keith Zanetti authorizing the signing of the voucher to reimburse Highway Funds for the work in setting up the ice rink for Parks and Recreation in the amount of \$4,008.51, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

OTHER

1. The following motion was made to **sign an escrow agreement with Kerilands:**

A motion was made by Councilperson Richard Coombe Jr., seconded by Councilperson Nicole Gorr authorizing Supervisor Chris Mathews to sign an escrow agreement with Kerilands that is acceptable to the Town's Attorney and the Planning Board Chairman, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

2. The following motion was made to **engage Whiteman, Osterman & Hanna LLP and AKRF:**

A motion was made by Councilperson Richard Coombe Jr., seconded by Councilperson Nicole Gorr to engage Whiteman, Osterman & Hanna LLP and AKRF as consultants to the Planning Boards to handle the Kerilands development project, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

**TOWN OF NEVERSINK TOWN BOARD
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DECEMBER 14, 2022**

3. Councilperson Richard Coombe Jr. asked that fillable forms be included on the Towns website for the various departments.
4. Supervisor Mathews and Councilperson Richard Coombe Jr. gave a land swap update.

PAYMENTS OF CLAIMS AND VOUCHERS

• Vendor Payments	\$ 1,661.40
• Abstract #12	<u>86,534.94</u>
• Total	\$ 88,196.34

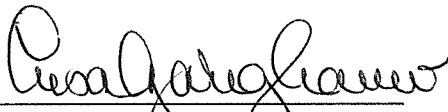
Vouchers, Claims were reviewed by the Board and authorized to be paid on motion by Councilperson Scott Grey, seconded by Councilperson Nicole Gorr, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 5 NAYS 0.

ADJOURN OR RECESS

On motion by Councilperson Keith Zanetti, seconded by Councilperson Nicole Gorr, the meeting was recessed at 9:32 pm to reconvene on December 29, 2022 at 7:00 pm, put to a vote and UNANIMOUSLY CARRIED.

Respectfully submitted,



Lisa Garigliano, Town Clerk

**TOWN OF NEVERSINK TOWN BOARD
RECESSED TOWN BOARD MEETING
DECEMBER 29, 2022**

A recessed portion of the December 14, 2022 meeting of the Town of Neversink Town Board was called to order at 7:00 pm by Supervisor Chris Mathews with the Pledge of Allegiance.

ROLL CALL

TOWN BOARD MEMBERS

Supervisor Chris Mathews	PRESENT
Councilperson Keith Zanetti	PRESENT
Councilperson Nicole Gorr	PRESENT
Councilperson Scott Grey	PRESENT
Councilperson Richard Coombe Jr.	PRESENT

OTHER TOWN OFFICIALS

GUESTS

SUPERVISOR

1. Resolution No. 29 of 2022 – Snow and Ice Contract

**TOWN OF NEVERSINK
RESOLUTION NO. 29 OF 2022
AUTHORIZING THE PAYMENT RATE FOR THE
SNOW AND ICE CONTRACT FOR 2022-2023**

At a recessed meeting of the Town Board of the Town of Neversink, Sullivan County, New York, held at the Town of Neversink Town Hall, 273 Main Street, Grahamsville, New York 12740, in said town, on the 29th day of December, 2022 at 7:00 p.m. prevailing time.

The meeting was called to order by Supervisor Chris Mathews and upon roll being called the following were:

	PRESENT	ABSENT
Supervisor Chris Mathews	X	
Councilperson Keith Zanetti	X	
Councilperson Nicole Gorr	X	
Councilperson Scott Grey	X	
Councilperson Richard Coombe, Jr.	X	

The following resolution was introduced by Councilperson Richard Coombe Jr. who moved for its adoption, and seconded by Councilperson Scott Grey, to wit:

RESOLVED, that pursuant to Highway Law Section 135-a providing for snow and ice control on County Roads with the Town, the Supervisor be and he is directed to execute a contract with the County of Sullivan for the Town to undertake and perform snow and ice control on County Roads located in the Town for the period beginning July 1, 2022 and ending June 30, 2023 and any extensions thereof duly authorized as provided in such contract at the rates therein provided or hereafter approved.

The question of the adoption of the foregoing resolutions was duly put to a vote on roll call, resulting as follows:

**TOWN OF NEVERSINK TOWN BOARD
RECESSED TOWN BOARD MEETING
DECEMBER 29, 2022**

		AYE	NAY	ABSENT
Supervisor Chris Mathews	Voting	X		
Councilperson Keith Zanetti	Voting	X		
Councilperson Nicole Gorr	Voting	X		
Councilperson Scott Grey	Voting	X		
Councilperson Richard Coombe, Jr.	Voting	X		

The resolutions were thereupon declared duly adopted.

Dated: December 29, 2022
Town of Neversink
Grahamsville, New York

2. The following Reappointments with the terms noted were made on a motion made by Councilperson Richard Coombe Jr., seconded by Councilperson Scott Grey:
 - a. Valerie Brown P&R Alternate 01/01/2023 to 12/31/2025
 - b. Tina Connolly P&R 01/01/2023 to 12/31/2027
 - c. Andrew McCabe ZBA Alternate 01/01/2023 to 12/31/2025
 - d. Eric Horton PB 01/01/2023 to 12/31/2029
 - e. Jim Garigliano PB Alternate 01/01/2023 to 12/31/2025
 - f. Jim Schmidt PB Alternate 01/01/2023 to 12/31/2025
 - g. Ian Constable ZBA 01/01/2023 to 12/31/2027
 - h. Doug Hamilton Ethics Committee 12/29/2022 to 12/31/2023

Put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

EXECUTIVE SESSION 1

The Board **entered** into **Executive Session** at 7:02 pm on motion made by Councilperson Scott Grey, seconded by Councilperson Keith Zanetti, **to discuss potential litigation**, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

The Board **returned** from **Executive Session** at 7:17 pm on motion made by Councilperson Richard Coombe Jr., seconded by Councilperson Scott Grey, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

PAYMENTS OF CLAIMS AND VOUCHERS

• Abstract #13	<u>\$ 75,792.01</u>
Total	\$ 75,792.01

Vouchers and Claims were reviewed by the Board and authorized to be paid on motion by Councilperson Scott Grey, seconded by Councilperson Nicole Gorr, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

**TOWN OF NEVERSINK TOWN BOARD
RECESSED TOWN BOARD MEETING
DECEMBER 29, 2022**

EXECUTIVE SESSION 2

The Board **entered** into **Executive Session** at 7:20 pm on motion made by Councilperson Scott Grey, seconded by Councilperson Richard Coombe Jr., **to discuss the hiring, firing and compensation of one or more specific individuals**, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 5 NAYS 0.

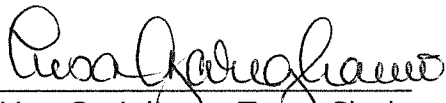
The Board **returned** from **Executive Session** at 7:39 pm on motion made by Councilperson Keith Zanetti, seconded by Councilperson Scott Grey, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 5 NAYS 0.

ADJORN OR RECESS

On motion by Councilperson Keith Zanetti, seconded by Councilperson Scott Grey, the meeting was adjourned at 7:46 pm, put to a vote and UNANIMOUSLY CARRIED.

Respectfully Submitted,



Lisa Garigliano, Town Clerk

**TOWN OF NEVERSINK TOWN BOARD
ORGANIZATIONAL MEETING
JANUARY 4, 2023**

The Organizational Meeting of the Town Board of the Town of Neversink was called to order at 7:00 P.M. by Supervisor Chris Mathews with the Pledge of Allegiance.

ROLL CALL

Board Members

Supervisor Chris Mathews	Present
Councilperson Keith Zanetti	Present
Councilperson Nicole Gorr	Arrived at 7:05 pm
Councilperson Scott Grey	Present
Councilperson Richard Coombe Jr.	Present

OTHER TOWN OFFICIALS

Highway Superintendent Preston Kelly

ORGANIZATIONAL ITEMS

• **THE FOLLOWING ACTIONS WERE TAKEN BY THE BOARD:**

The **Postage Meter Rate** was reset at \$1,200.00 increments on motion by Councilperson Scott Grey, seconded by Councilperson Richard Coombe Jr., put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

The **Town Clerk Petty Cash Fund** was set to be restored to \$200.00 each month on motion by Councilperson Scott Grey, seconded by Councilperson Richard Coombe Jr., put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

The **Regular Town Board Meeting Day and Time and place** was set to meet on the second Wednesday of each month at 7:30 P.M. at the Neversink Town Hall on motion by Councilperson Richard Coombe Jr., seconded by Councilperson Scott Grey, put to a vote and put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

Payment of Monthly recurring bills and contracts as received was authorized on motion by Councilperson Scott Grey, seconded by Councilperson Richard Coombe Jr., put to a vote put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

The **Sullivan County Democrat** was designated as the **Official Newspaper** for the Town, on motion by Councilperson Richard Coombe Jr., seconded by Councilperson Scott Grey, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

**TOWN OF NEVERSINK TOWN BOARD
ORGANIZATIONAL MEETING
JANUARY 4, 2023**

The **Mileage reimbursement rate** was set to coincide with the current Federal Rate (.655 cents) on motion by Councilperson Scott Grey, seconded by Councilperson Keith Zanetti, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

The following **Banks** were named as **official depositories** on motion by Councilperson Keith Zanetti, seconded by Councilperson Richard Coombe Jr., put to a vote and UNANIMOUSLY CARRIED.

Catskill Hudson Bank – Grahamsville Office

Jeff Bank – Liberty Office

Wayne Bank – Liberty Office

VOTE: AYES 5 NAYS 0.

FAXING, PHOTOCOPY AND LAMINATING FEES:

On motion by Councilperson Scott Grey, seconded by Councilperson Richard Coombe Jr., put to a vote and UNANIMOUSLY CARRIED, faxing fees will remain at \$1.00 for the first page and \$.25 for each additional page, photocopy fees will remain at \$.25 per sheet for 8 ½ x 11 and 8 ½ x 14 and \$.50 per sheet for 11 X 17. Color Copies will remain at \$1.00 for 8 ½ x 11 and 8 ½ x 14. Laminating fees will also remain the same for the following sizes:

8 ½ X 11 sheet	\$2.00	Luggage tag	\$2.00
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Business Card	\$1.00	Credit Card	\$1.00
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VOTE: AYES 5 NAYS 0.

POOL FEES:

On motion made by Councilperson Scott Grey, seconded by Councilperson Keith Zanetti, put to a vote and UNANIMOUSLY CARRIED, the 2023 Pool Fees are as follows: Neversink Pool Pass \$15.00, Denning Pool Pass \$30.00, Neversink Guest Fee \$4.00 and Denning Guest Fee \$8.00.

VOTE: AYES 5 NAYS 0.

TRANSFER STATION FEES:

On motion made by Councilperson Keith Zanetti, seconded by Councilperson Nicole Gorr, put to a vote and UNANIMOUSLY CARRIED, Transfer Station Fees for 2023 are as follows: Solid Waste Books \$22.00 (to begin on 1/9/2023), Transfer Station Permits \$10.00, Freon Removal Fee \$15.00, televisions, computers, monitors and laptops 3 SW coupons each, tires 19 inches or smaller \$5.00 each, tires 20 inches and over \$25.00 each, the fee schedule for C & D and miscellaneous bulky items will increase by approximately 10 percent.

VOTE: AYES 5 NAYS 0.

SUPERVISOR APPOINTMENTS:

COMMITTEE APPOINTMENTS:

Supervisor Mathews announced the following Committee Appointments for the Town Board members:

Equipment – Keith Zanetti, Scott Grey

Beautification/Celebrations – Nicole Gorr

**TOWN OF NEVERSINK TOWN BOARD
ORGANIZATIONAL MEETING
JANUARY 4, 2023**

Personnel – Richard Coombe Jr., Keith Zanetti
Finance – Richard Coombe Jr.
Solid Waste – Keith Zanetti, Chris Mathews
Planning Board/Zoning – Keith Zanetti
Cable Services – Nicole Gorr
Representative to Committee for the Disabled – Nicole Gorr
Representative to the Ethics Committee – Scott Grey
Representative to Emergency Services – Chris Mathews, Scott Grey
Americans with Disabilities Act Representative – Nicole Gorr
Veterans Organization Liaison Representative – Scott Grey
Real Property Tax – Richard Coombe Jr., Scott Grey
Parks and Recreation – Nicole Gorr
Real Property Litigation – Richard Coombe Jr., Scott Grey
Little League Liaison – Keith Zanetti, Chris Mathews

A motion was made by Councilperson Richard Coombe Jr., seconded by Councilperson Keith Zanetti, to approve the above listed Supervisor Committee Appointments for Town Board Members, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 5 NAYS 0.

The following salaries of elected and appointed officials with the frequency of payment were discussed:

ELECTED – APPOINTED POSITIONS
SALARY
PAY FREQUENCY
2023

Supervisor-Chris Mathews-\$34,295-annual-bi-weekly
Deputy Supervisor- Richard Coombe, Jr. -no compensation
Councilperson-Scott Grey-\$6,952-annual-bi-weekly
Councilperson-Keith Zanetti-\$6,952-annual-bi-weekly
Councilperson-Richard Coombe, Jr.-\$6,952-annual-bi-weekly
Councilperson – Nicole Gorr - \$6,952-annual-bi-weekly
Budget Officer – Teri Lockhart - \$6,194-annual-monthly
Town Justice-Brent Gotsch-\$10,659-annual-bi-weekly
Town Justice-Michael Scagnelli-\$10,659-annual-bi-weekly
Clerk to the Courts- PT-Deborah Shaver-\$20.75 per hr.-bi-weekly
Clerk to Planning Board and ZBA – Michelle Goodman-\$20.75 per hr.-bi-weekly
Assessor- Bryan Delaney-\$32,941-annual-bi-weekly
Sr. Acct Clerk-Geri Gorton-\$42,373-annual-bi-weekly
Geri Gorton-Longevity-\$725
Bookkeeper to Supervisor – Teri Lockhart - \$32,941 – annual-monthly
Town Clerk-Lisa Garigliano -\$54,463 -annual-bi-weekly
Registrar of Vital Statistics-Lisa Garigliano -\$1,510 -annual-bi-weekly
Registrar of Vital Statistics-Deputy- Janis Offringa -\$785-annual-bi-weekly

**TOWN OF NEVERSINK TOWN BOARD
ORGANIZATIONAL MEETING
JANUARY 4, 2023**

Deputy Town Clerk- FT-Janis Offringa -\$43,200 -annual-bi-weekly
 Janis Offringa-Longevity-\$925
 Clerk-PT-as needed within budget limits – Staci Conjura -\$20.75 per hr.-bi-weekly
 *Note- The Clerk PT is authorized to work up to 17 ½ hours per week on a regular basis, if needed Jan. 1 through April 2nd.
 Acct Clerk (Supervisor’s Asst) – FT- Brenda Devore-\$46,286 –annual–bi-weekly
 Brenda Devore-Longevity-\$925
 Superintendent of Highways-Preston Kelly-\$92,012 -annual-bi-weekly
 Deputy Highway Superintendent-Ben Monell -Reg.Time-\$35.68 per hr.-Over Time- \$53.52 per hr.-bi-weekly
 Ben Monell -Longevity- \$575.00
 Building Maintenance – PT – Joe Bagley - \$26.07 per hr
 Cleaner (Town Hall) PT-Michelle Dexheimer - \$20.75 per hr.-bi-weekly
 Grounds Maintenance Worker (Town Hall Complex) PT-Benjamin Knight-\$28.66 per hr.-bi-weekly
 Transfer Station Attendant -PT- Charles Clark - \$19.14 per hr.-bi-weekly
 Transfer Station Attendant -PT- Walter VanVleet - \$19.14 per hr- bi-weekly
 Transfer Station Attendant PT Temp. – Richard Bivins - \$16.85 per hr – bi-weekly
 Transfer Station Attendant PT Temp. – Larry Bracken - \$16.85 per hr-bi-weekly
 Transfer Station Attendant PT Temp. – Craig TerBush - \$16.85 per hr-bi-weekly
 Transfer Station Attendant PT Temp. – Joe Barkley - \$16.85 per hr-bi-weekly
 Town Attorney-PT-Ken Klein-\$22,000-annual-bi-weekly
 Plus \$150.00 per hr. for litigation
 Special Prosecutor-PT-Kenneth Klein-\$6,000 – annual – bi-weekly
 Attorney to the Planning Board-PT-Kenneth Klein-\$3,800-annual-bi-weekly
 Attorney to the ZBA-PT-Kenneth Klein-\$3,600-annual-bi-weekly
 Utilities Plant Attendant-PT- Joseph Bagley - \$26.07
 Utilities Plant Attendant-PT-Larry Bracken - \$26.07
 Dog Control Officer-PT-Danita Kristoff-\$12,161-annual-bi-weekly
 Deputy Dog Control Officer (Pound)-PT-Geraldine Gorton-\$18.68 per hr.-min. of two hours - bi-weekly
 Cemetery Maintenance-PT-(2x/year)-Benjamin Knight-\$1,876-annual
 Town Historian-PT-Carol Smythe-\$4,298 -annual-bi-weekly
 Engineer for Town-Glenn Smith-Fee Basis-\$145 per hr.
 Code Enforcement Officer-PT- Keith Stryker -\$35,000 – annual-bi-weekly – w/flexible hrs on average of 17.5 hrs per week
 Sewer District Administrator-PT-Keith Stryker-no compensation
 Asst Building Inspector-PT- - \$24.27 per hr., bi-weekly-w/flexible hrs. not to exceed 17 ½ hrs per week
 Health Officer – PT-Julie Starner-\$3,217 -annual-bi-weekly
 Board of Assessment Review Member (3)-\$80 per session-abstract
 Clerk to Board of Assessment Review-Janis Offringa -\$20.75 per hr.-bi-weekly
 Park and Recreation Director-PT-Cher Woehl-\$14,094-annual bi-weekly
 Pool Director – Janet Carey -\$8,475-annual-bi-weekly
 AM Swim Director – Janet Carey - \$3,788-annual
 Pool Lifeguard - 1-2 yrs – \$14.20 per hr.

**TOWN OF NEVERSINK TOWN BOARD
ORGANIZATIONAL MEETING
JANUARY 4, 2023**

Pool Lifeguards - 3 yrs & up – \$14.45 per hr.
Head Lifeguard - \$15.04 per hr
WSI - \$16.23 per hr
WSI (21 yrs or older) - \$18.90 per hr

On motion by Councilperson Richard Coombe Jr., seconded by Councilperson Scott Grey, put to a vote and UNANIMOUSLY CARRIED, the foregoing list of persons were appointed to the positions named, salaries set and frequency of pay.
VOTE: AYES 5 NAYS 0.

OTHER


1. The Annual **Agreement for the Expenditures of Highway Moneys** for **2023** was presented for signatures and filing.

A motion was made by Councilperson Richard Coombe Jr., seconded by Councilperson Keith Zanetti to authorize the signing and filing of the 2023 Annual Agreement for Expenditures of Highway Money, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

ADJOURN OR RECESS:

On motion by Councilperson Richard Coombe Jr., seconded by Councilperson Keith Zanetti, the meeting was adjourned at 7:23 P.M. put to a vote and UNANIMOUSLY CARRIED.

Respectfully submitted,

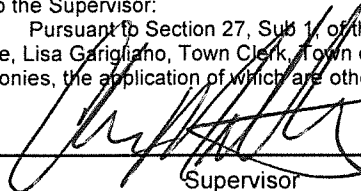


Lisa Garigliano, Town Clerk

Account#	Account Description	Fee Description	Qty	Local Share
A1255	Supervisor	Marriage License	1	7.50
		Photocopies	255	63.75
		Sub-Total:	\$71.25	
A1603	Supervisor	Certified Death	2	20.00
		Sub-Total:	\$20.00	
A2110	Supervisor	ZBA Public Hearing Fees	1	25.00
		Sub-Total:	\$25.00	
A2130	Supervisor	Coupon Book S/ W	301	6,020.00
		Land Fill Tires	1	30.00
		Landfill Freon Removal Fee	6	90.00
		Landfill Temporary	5	870.00
		Permits	165	1,650.00
Sub-Total:			\$8,660.00	
A2401	Supervisor	Bank Interest Received	1	0.64
		Sub-Total:	\$0.64	
A2544	Dog Licensing	Female, Spayed	16	24.00
		Male, Neutered	13	19.50
		Male, Unneutered	2	15.00
Sub-Total:			\$58.50	
A2590	Supervisor	Building Permits	7	1,032.02
		Municipal Search	3	105.00
		Sub-Total:	\$1,137.02	
Total Local Shares Remitted:				\$9,972.41 CK1493
Amount paid to:	N Y S Health Dept			22.50 CK1491
Amount paid to:	NYS Ag. & Markets for spay/neuter program			35.00 CK1492
Total State, County & Local Revenues:		\$10,029.91		Total Non-Local Revenues: \$57.50

To the Supervisor:

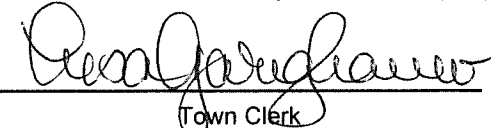
Pursuant to Section 27, Sub 1 of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Lisa Garigliano, Town Clerk, Town of Neversink during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.



 Supervisor

1/4/23

 Date



 Town Clerk

1/3/2023

 Date



**Department of
Environmental
Conservation**

STATE OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
625 Broadway, Albany, NY 12233

Phone 1-800-962-5622

Invoice 2275-104979

TOWN OF NEVERSINK
273 Main Street P O Box 307, Grahamsville NY, 12740

Invoice Period: **12/01/2022** to **12/31/2022**

Invoice Summary

Sales Summary	Items Sold	Sales Total	Vendor Commission	Sweep Amount
	22	\$95.00	\$5.25	\$89.75

Reversals / Voids Summary	Items Reversed / Voided	Reversal / Void Total	Vendor Commission	Sweep Amount
	0	\$0.00	\$0.00	\$0.00

Manual Adjustment Summary	Adjustment Note	Adjustment Type	Adjustment Amount

Invoice Totals				Sweep \$89.75
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\$89.75 Will be swept from your bank account on **1/15/2023**



**Department of
Environmental
Conservation**

STATE OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
625 Broadway, Albany, NY 12233

Phone 1-800-962-5622

Invoice 2275-104979

TOWN OF NEVERSINK
273 Main Street P O Box 307, Grahamsville NY, 12740

Invoice Period: 12/01/2022 to 12/31/2022

Product Summary

Product Name	Sales			Reversals / Voids			Net		
	Quantity	Vendor	State	Quantity	Vendor	State	Total	Vendor	State
Replacement License	1	\$0.28	\$4.72	0	\$0.00	\$0.00	\$5.00	\$0.28	\$4.72
Replacement Tag	1	\$0.55	\$9.45	0	\$0.00	\$0.00	\$10.00	\$0.55	\$9.45
Replacement Free	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Resident Trapping	1	\$1.10	\$18.90	0	\$0.00	\$0.00	\$20.00	\$1.10	\$18.90
Resident Hunting	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Resident Bowhunting	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Resident Muzzleloading Privilege	2	\$0.83	\$14.17	0	\$0.00	\$0.00	\$15.00	\$0.83	\$14.17
Bear Carcass Tag	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reg Season Deer Tag	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bow/Muzz Either Sex Tag	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bow/Muzz Antlerless Tag	4	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DMP Deer Carcass Tag	2	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Back Tag	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Resident Muzzleloading Privilege	3	\$2.49	\$42.51	0	\$0.00	\$0.00	\$45.00	\$2.49	\$42.51
Bow/Muzz Either Sex Tag	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	22	\$5.25	\$89.75	0	\$0.00	\$0.00	\$95.00	\$5.25	\$89.75

\$89.75 Will be swept from your bank account on **1/15/2023**



STATE OF NEW YORK
 DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 625 Broadway, Albany, NY 12233

Department of
 Environmental
 Conservation

Phone 1-800-962-5622

Invoice 2275-104979

TOWN OF NEVERSINK
 273 Main Street P O Box 307, Grahamsville NY, 12740

Invoice Period: 12/01/2022 to 12/31/2022

Daily Summary

Date	Sales			Reversals / Voids			Net		
	Quantity	Vendor	State	Quantity	Vendor	State	Total	Vendor	State
12/01/2022	14	\$1.93	\$33.07	0	\$0.00	\$0.00	\$35.00	\$1.93	\$33.07
12/02/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/03/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/04/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/05/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/06/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/07/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/08/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/09/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/10/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/11/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/12/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/13/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/14/2022	2	\$0.83	\$14.17	0	\$0.00	\$0.00	\$15.00	\$0.83	\$14.17
12/15/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/16/2022	6	\$2.49	\$42.51	0	\$0.00	\$0.00	\$45.00	\$2.49	\$42.51
12/17/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/18/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/19/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/20/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/21/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/22/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/23/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/24/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/25/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/26/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/27/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/28/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/29/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/30/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/31/2022	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	22	\$5.25	\$89.75	0	\$0.00	\$0.00	\$95.00	\$5.25	\$89.75

\$89.75 Will be swept from your bank account on **1/15/2023**

**TOWN OF NEVERSINK TOWN CLERK
PETTY CASH REPORT
12/15/2022 – 01/11/2023**

Cash on Hand		\$ 200.00
Amount Received		<u>0.00</u>
	TOTAL	\$ 200.00

DISBURSEMENTS:

No expenditures

REMAINING CASH ON HAND	\$ 200.00
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Lisa Garigliano, Town Clerk

TOWN OF NEVERSINK
Building Department

Code Enforcement Report for the Month of December 2022

Town Car Mileage: 211

Office Receipts: \$1,137.02

- Building Permits Issued: M - 7 Y - 128
- Building Permit Renewals: M - 0 Y - 0
- Certificates of Occupancy / Compliance: M - 17 Y - 133
- Complaints: M - 0 Y - 01
- Violations: M - 0 Y - 03
- Municipal Search: M - 3 Y - 85
- Fire Inspections: M - 0 Y - 12
- Junkyard Permit: M - 0 Y - 01
- Mobile Home Park Permit: M - 0 Y - 02
- Operating Permit: M - 0 Y - 0
- Special Use Permit: M - 0 Y - 0
- Fireworks Permit: M - 0 Y - 01
- Training Hours CEO KS: M - 0 Y - 25
- FOIL: M - 0 Y - 06
- Fire Call: M - 0 Y - 06

Keith Stryker



Code Enforcement Officer

Permit Monthly Report

12/01/2022 - 12/31/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
December 2022						
22122	12/06/2022	Antonio Mennite	Wood Stove/Chimney	750 Beaver Dam Rd SBL#: 33.-1-21.3	\$2,500.00	\$25.00
Description of Work:						
EXISTING SF HOUSE - NEW INSTALLATION OF A FREE STANDING WOOD STOVE IN THE LIVING ROOM AREA. US STOVE MODEL -TBD AND DURA PLUS STAINLESS CHIMNEY SYSTEM. INSTALLATION AS PER MANUFACTURERS SPECIFICATIONS.						
22123	12/08/2022	Daniel Cholula-Jimenez	Res. Accessory	518 Myers Rd SBL#: 36.-1-28.7	\$6,000.00	\$76.65
Description of Work:						
EXISTING SF HOUSE - AS BUILT CONSTRUCTION OF THE EXISTING OPEN, REAR/RIGHT SIDE, L SHAPED, PT WOOD FRAME DECKS. 12X28 AND 8X14, TOTAL (336 SF). OPEN FRONT DECK ENLARGED TO 7X9. TOTAL (63 SF)						
22124	12/08/2022	Timothy Walsh	Solar - Res.	81 Groo Rd SBL#: 44.-1-6.8	\$66,000.00	\$197.97
Description of Work:						
EXISTING SF HOUSE - NEW INSTALLATION OF A 16.55KW, ROOFTOP SOLAR ARRAY CONSISTING OF 43 PANELS AND RELATED ELECTRICAL. (890 SF) INSTALLATION AS PER STAMPED PLANS, FINAL ELECTRICAL INSPECTION BY AN APPROVED 3RD PARTY AGENCY.						
22125	12/08/2022	Joseph Benjamin	Solar - Res.	7439 State Route 55 SBL#: 30.-1-52.2	\$38,000.00	\$149.40
Description of Work:						
EXISTING SF HOUSE - NEW INSTALLATION OF A 9,240KW, ROOFTOP SOLAR ARRAY CONSISTING OF 24 PANELS AND RELATED ELECTRICAL. (497 SF) INSTALLATION AS PER STAMPED PLANS, FINAL ELECTRICAL INSPECTION BY AN APPROVED 3RD PARTY AGENCY.						
22126	12/08/2022	Pierre-Yves Kuhn	Solar - Res.	184 Smith Ln SBL#: 28.-1-15.23	\$12,057.00	\$117.60
Description of Work:						
EXISTING SF HOUSE - NEW INSTALLATION OF A 6.8 KW, ROOFTOP SOLAR ARRAY CONSISTING OF SUNPOWER SPR-M425-H-4C PANELS AND RELATED ELECTRICAL. (338.5 SF) INSTALLATION AS PER STAMPED PLANS, FINAL ELECTRICAL INSPECTION BY AN APPROVED 3RD PARTY AGENCY.						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
22127	12/08/2022	Anita Ou Howard Man	Res. Alter/Renovate	91 Smith Rd SBL#: 34.-1-26.4	\$10,000.00	\$100.00
Description of Work:						
EXISTING SF HOUSE - ALTERATION TO THE 1ST AND 2ND FLOOR. WORK TO INCLUDE ADDING A 2ND FLOOR MASTER BATH. RELOCATE BASEMENT LAUNDRY TO THE 1ST FLOOR. MOVE VARIOUS INTERIOR WALLS. SEE ATTACHED PLAN. TOTAL 3 FULL BATHS, 2 BEDROOMS, 1 OFFICE. FINAL ELECTRICAL INSPECTION BY AN APPROVED 3RD PARTY AGENCY.						
22128	12/15/2022	Enno Peters	Modular	130 Forest Rd SBL#: 40.-1-22.2	\$300,000.00	\$365.40
Description of Work:						
VACANT PARCEL - NEW CONSTRUCTION OF A SINGLE FAMILY, 27',4" X 48', 1.5 STORY, CAPE STYLE MODULAR HOME. 1ST FLOOR, 2 BEDROOMS, 2 FULL BATHS. (1,312 SF) 2ND FLOOR, 15.9 X 31 UNFINISHED, WALKUP ATTIC. STORAGE SPACE. (488 SF) EXISTING UTILITIES. HOUSE BLOWER DOOR TEST BY 3RD PARTY AGENCY. FINAL ELECTRICAL INSPECTION BY APPROVED 3RD PARTY AGENCY/R. 2-3X3 OPEN PORCHES (18 SF). R/S-3X16 OPEN DECK. (48 SF) FULL UNFINISHED CONCRETE BASEMENT.						

December	2022 Total:	\$434,557.00	\$1,032.02
Reporting Period Total:		\$434,557.00	\$1,032.02

Building Department Receipts
Town of Neversink
273 Main Street, P. O. Box 307
Grahamsville, NY 12740



Building Department
845 985 2262x302
Fax 845 985 7686

	Date	Type	Amount
J & H Abstract LLC	12/13/2022	Municipal Search	\$35.00
J & H Abstract LLC	12/12/2022	Municipal Search	\$35.00
B & K Abstract Corp.	12/13/2022	Municipal Search	\$35.00

Total Receipts **\$105.00**

Fleet Vehicle - Month December Year 2022

DATE	DEPARTMENT	NAME	DESTINATION	OUT	IN	TOTAL MILES
12/1/22	CEO	JA	INSP	10339	10372	33
12/6/22	CEO	JA	INSP	10372	10373	1
12/8/22	CEO	JA	INSP	10373	10388	15
12/13/22	CEO	JA	INSP 4.8 gal gas	10388	10414	26
12/14/22	T-Party		Recall	10414	10488	3474
12/15/22	CEO	JA	INSP 5 gal gas	10488	10526	38
12/22/22	CEO	JA	INSP	10526	10550	24
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002						
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10999.00 +
 10999.00 -
 211.00
 211.00
 32.00 +
 1.00 +
 15.00 +
 26.00 +
 74.00 +
 38.00 +
 24.00 +

~~12/31/22~~
~~14 CEO~~

Total Miles

TOWN OF NEVERSINK
Building Department
2022 Annual Report

Building Permits Issued: Year - 128

Building Permit Renewals: Year - 0

Certificates of Occupancy / Compliance: Year - 133

Complaints: Year - 01

Violations: Year - 03

Municipal Search: Year - 85

Fire Inspections: Year - 12

Junkyard Permit: Year - 01

Mobile Home Park Permit: Year - 02

Temporary Use Permit: Year - 0

Special Use Permit: Year - 02

CEO Training Hours: Year - 25

Town Car Mileage: 2,064

Office Receipts: \$17,463.51

Value of all permits: \$4,545,633.50

Active Building Permits: 137

New Single Family Homes: 1 - 1 Modular

Replacement SF Homes: 2 - 2 Manufactured

DEP Sewer Activity Total: 5 Incidents - 24 CEO Hours - See attached.

Septic District Activity Total: 7 Incidents - 49 CEO Hours - See attached.

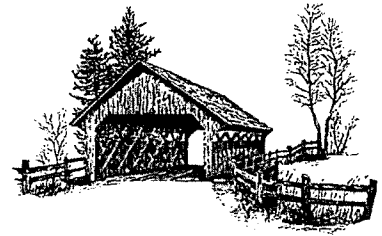
Permit Breakdown - See Attached.

Keith Stryker



Code Enforcement Officer

TOWN OF NEVERSINK
Code Enforcement and Administration
Keith Stryker Code Enforcement Officer
273 Main Street, P.O. Box 316
Grahamsville, NY 12740
Ph. 845-985-7685 Ext. 302 ~ Fax 845-985-7686
codeenforcement@townofneversink.org



Neversink Sewer Line Activity for 2022

1/22 - 171 Main Street, 27.-4-21 - Commercial/residential piping alteration. 6 Hours.

1/22 - 7496 SR 42, - 45.-1-2.1 - Utility structure sewer piping installed. - 2 Hours.

3/22 - 265 Main St. 27.-4-11- Structure demolition capped sewer connection. - 6 Hours.

6/22 - 7 Denman Mtn. Road, 26.-1-3.3 Not draining, piping location with DEP. - 6 Hours.

10/22 - 8184 SR 55, 25.-1-62.5 Unionville Mobile Home Park, site #7 single wide reconnect. - 4 Hours.

Total Hours: 24

Neversink/Claryville Septic Maintenance District Activity for 2022

1/22 - 1076 Claryville Road, 3.-1-15.1 - New septic not draining. Pumped tank and serviced filter. Defective inlet /outlet pipe for the tank. Needs replacement. 3 Hours.

4/22 - 2022 Septic replacements site visit. Work has started and will be completed in 2023.

829 Claryville Road, 3.-1-29

1102 Claryville Road, 3.-1-8

1074 Claryville Road, 3.-1-15.2

3 Hours.

5-22 - 1098 Claryville Road, 3.-1-9 - Yard repair, install topsoil and grass seed. 3 Hours.

10/22 - 37 Bungalow Brook Road, 3.-1-23 - Leaking D-box and sink hole near the tank. Partial repair completed. 10 Hours.

CEO administrative time related to the district. 30 Hours.

Total Hours: 49

Permit Report By Type

01/01/2022 - 12/31/2022

Permit Type: All

Permit Type:	Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
Agricultural Structure	22088	Neversink Agriculture Soc	499 Main Street	26.-1-55.1	08/04/2022	\$25,000.00	\$0.00
				Agricultural Structure Total:		<u>1</u>	
				Amount Totals:		\$25,000.00	\$0.00
Com. Alteration	22001	Master Pro Builders	171 Main St	27.-4-21	01/06/2022	\$14,310.00	\$662.00
	22024	City of New York	1322 State Route 55	20.-1-24.1	04/19/2022	\$2,500.00	\$0.00
	22035	Standack General Contractors, LLC	7491 SR 55 Property Co LLC 7491 State Route 55	30.-1-39.1	05/10/2022	\$30,000.00	\$250.00
	22087	Standack General Contractors, LLC	7491 SR 55 Property Co LLC 7491 State Route 55	30.-1-39.1	08/04/2022	\$375,000.00	\$250.00
	22095	Enchanted Valley LLC	171 Main St	27.-4-21	08/30/2022	\$30,000.00	\$100.00
	22103	Resort Properties	1074 Claryville Rd	3.-1-15.2	09/22/2022	\$75,000.00	\$150.00
	22117	Standack General Contractors, LLC	7491 SR 55 Property Co LLC 7491 State Route 55	30.-1-39.1	11/08/2022	\$200,000.00	\$250.00
				Com. Alteration Total:		<u>7</u>	
				Amount Totals:		\$726,810.00	\$1,662.00
Com. New	22102	GREY'S WOODWORKS	State Route 55	25.-1-33.13	09/22/2022	\$94,610.00	\$415.60
				Com. New Total:		<u>1</u>	
				Amount Totals:		\$94,610.00	\$415.60
Communication Tower	22023	GOGO C/O Fullerton Engineering	Thunder Hill Rd	31.-1-9.2	04/07/2022	\$25,000.00	\$150.00
	22081	TRANSCEND WIRELESS / SAM TRIPSAS	Thunder Hill Rd	31.-1-9.2	07/19/2022	\$25,000.00	\$150.00
				Communication Tower Total:		<u>2</u>	
				Amount Totals:		\$50,000.00	\$300.00
Demolition	22031	Jason Falk	40 Overlook Rd	37.-1-7	05/03/2022	\$3,000.00	\$25.00
	22043	ENVIRO CLEAN	7524 State Route 42	45.-1-2.9	05/19/2022	\$2,915.00	\$50.00

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
22068	Goldie Hornick	78 Aden Hill Rd	21.-1-16.5	06/30/2022	\$1,000.00	\$25.00
22072	Philip Pipitone	Woodland Rd	38.-4-4	07/07/2022	\$1,000.00	\$25.00
22089	ENVIRO CLEAN	17 Englese Dr	3.-1-15.3	08/09/2022	\$1,400.00	\$50.00
22112	Gorick Construction Co. Inc.	29 Pine Rd	35.-1-29.1	10/20/2022	\$25,000.00	\$50.00
22115	CATSKILL VALLEY HOMES LLC	130 Forest Rd	40.-1-22.2	11/08/2022	\$20,000.00	\$35.00

Demolition Total: 7

Amount Totals: \$54,315.00

DW Mobile

22074	Kenneth Haag	164 Sundown Rd	11.-1-9.8	07/12/2022	\$240,000.00	\$150.00
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DW Mobile Total: 1

Amount Totals: \$240,000.00

Electric

22004	Fermin Zempoaltecatl	17 Schumway Rd	35.-1-8.11	01/13/2022	\$1,500.00	\$50.00
22008	AMERICAN ELECTRIC, LLC	483 Big Hollow Rd	40.-1-23.14	02/03/2022	\$10,500.00	\$50.00
22040	ASTAR HEATING & AIR, LLC	Hunter Rd	15.-1-6.3	05/17/2022	\$38,927.00	\$50.00
22045	PLUGPV LLC	81 Hastings Dr	26.A-1-3	05/24/2022	\$5,000.00	\$100.00
22046	PLUGPV LLC	263 Sundown Rd	12.-1-4	05/24/2022	\$5,000.00	\$100.00
22056	ROSS ELECTRIC	509 Moore Hill Road Rd	18.-1-5.1	06/09/2022	\$16,985.00	\$50.00
22059	AMERICAN ELECTRIC, LLC	1425 Aden Rd	41.-1-16	06/14/2022	\$9,000.00	\$50.00
22062	Neversink Agriculture Soc	499 Main Street	26.-1-55.1	06/16/2022	\$3,000.00	\$0.00
22063	Sonja Lyons	378 Big Hollow Rd	40.-1-15	06/21/2022	\$10,000.00	\$50.00
22086	Arden Dean	Arden Dean 476 Mutton Hill Rd	43.-1-8.4	08/02/2022	\$500.00	\$50.00
22091	ROSS ELECTRIC	145 Smith Ln	28.-1-15.27	08/30/2022	\$13,500.00	\$50.00
22093	Todd Houghtaling	7 Overlook Rd	37.-2-11	08/30/2022	\$10,000.00	\$50.00
22109	Jason & Katrina Budd	98 Smith Ln	28.-1-15.11	10/11/2022	\$1,500.00	\$50.00
22116	Scott Grey	311 Sundown Rd	6.-1-23.1	11/08/2022	\$15,500.00	\$50.00
22118	Peak Power Systems, Inc.	211 Thunder Hill Rd	36.-1-3.4	11/10/2022	\$9,000.00	\$50.00
22120	Sullivan Heating and Cooling	119 Skyline Dr	44.-1-1.21	11/15/2022	\$13,765.00	\$50.00
22121	ROSS ELECTRIC	46 Klothe Dr	28.-1-15.68	11/15/2022	\$11,100.00	\$50.00

Electric Total: 17

Amount Totals: \$174,777.00

Modular

22128	CATSKILL VALLEY HOMES LLC	130 Forest Rd	40.-1-22.2	12/15/2022	\$300,000.00	\$365.40
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Modular Total: 1

Amount Totals: \$300,000.00

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
OP - Occupancy Class						
22007	Thomas Van Keuren	91 Myers Rd	35.-1-34.2	01/27/2022	\$125,000.00	\$276.20
22049	The Gold Door LLC	242 Main St	27.-2-7.3	05/26/2022	\$4,000.00	\$50.00
OP - Occupancy Class Total:				2		
Amount Totals:					\$129,000.00	\$326.20
Pool (Above-Ground)						
22013	Jan Ochlan	184 Smith Ln	28.-1-15.23	03/01/2022	\$10,000.00	\$84.20
22027	James Gorman	642 Aden Hill Rd	29.-1-9.2	04/25/2022	\$3,000.00	\$35.00
22050	Thomas Raymond	47 Farmstead Dr	42.-1-1.8	05/26/2022	\$25,179.00	\$35.00
Pool (Above-Ground) Total:				3		
Amount Totals:					\$38,179.00	\$154.20
Pool (In-Ground)						
22038	Tawny/Jon Shamro	514 Myers Rd	36.-1-28.1	05/17/2022	\$30,000.00	\$75.00
22110	Joseph Calvello	99 Carpenter Rd	43.-1-8.13	10/11/2022	\$40,000.00	\$75.00
Pool (In-Ground) Total:				2		
Amount Totals:					\$70,000.00	\$150.00
Res. Accessory						
22003	Peter Andruszkiewicz	Claryville Rd	3.-1-26.2	01/11/2022	\$16,000.00	\$72.00
22012	Tanya / Michael Huggler	Denman Mt Rd	18.-1-2.10	02/22/2022	\$4,000.00	\$43.20
22014	Mark Moore	Schumway Rd	30.A-1-5.1	03/01/2022	\$2,500.00	\$40.00
22019	GREY'S WOODWORKS	7496 State Route 42	45.-1-2.1	03/24/2022	\$128,410.00	\$259.20
22020	Matthew Costa	67 South Hill Rd	32.-1-9.6	03/31/2022	\$12,000.00	\$50.40
22022	Kevin Carroll	134 Overlook Rd	38.-1-11	04/07/2022	\$2,800.00	\$56.40
22025	Ricardo Rivas	92 Twinshaven Rd	12.-1-8.14	04/19/2022	\$1,500.00	\$43.20
22026	Casey - Rebecca Wittlohn	32 McKenna Rd	44.-1-7	04/25/2022	\$3,740.00	\$40.00
22030	GREY'S WOODWORKS	22 East Mountain Rd	12.-1-5.1	04/26/2022	\$12,170.00	\$40.00
22034	Anjan Estates Inc	882 State Route 55A	20.-1-7	05/05/2022	\$50,000.00	\$235.20
22036	RA MICKELSON AND SON	43 Bungalow Brook Rd	3.-1-18.6	05/12/2022	\$200,000.00	\$529.00
22039	Eric Horton	Eric & Nikki Horton 509 Myers Road	30.-1-15.19	05/17/2022	\$50,000.00	\$171.30
22041	Scott Raymond	216 Smith Ln	28.-1-15.29	05/19/2022	\$1,500.00	\$43.20
22042	Brian Rogerson	173 Thunder Hill Rd	36.-1-3.6	05/19/2022	\$3,000.00	\$90.00
22044	All American Builders LLC	656 Muthig Rd	34.-1-20.3	05/19/2022	\$14,000.00	\$50.93
22051	GREY'S WOODWORKS	76 Sunrise Dr	44.-1-2.25	05/26/2022	\$22,597.00	\$50.40
22054	James Foster	24 McKenna Rd	44.-1-8.3	06/02/2022	\$7,900.00	\$78.75
22055	Keith McArthur	401 Main St	26.-1-41.3	06/02/2022	\$1,500.00	\$40.00

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
22057	AMERICAN STORAGE BUILDINGS	44 Drake Rd	36.A-1-4	06/09/2022	\$10,000.00	\$40.00
22058	Jamie/John Rusin	52 McGuire Rd	43.-1-7.12	06/09/2022	\$8,000.00	\$51.00
22064	Johannes Adriaans	20 Hornbeck Rd	35.-1-3.12	06/21/2022	\$27,000.00	\$64.80
22065	Louis Bilancione	Armstrong Dr	25.-1-2.15	06/23/2022	\$12,000.00	\$64.80
22067	SHAVER ENTERPRISES INC.	21 Lockhart Ln	17.-1-23.8	06/30/2022	\$4,000.00	\$40.00
22076	Michael McClatchy	29 Willow Dr	13.-1-6.5	07/14/2022	\$9,235.00	\$43.00
22077	Al Drummond	20 Church Rd	13.-1-38	07/14/2022	\$2,000.00	\$0.00
22079	Timothy Osterhout	Timothy Osterhout TBD Bonnell Road	25.-1-14.7	07/14/2022	\$7,575.00	\$100.00
22082	GREY'S WOODWORKS	83 Mutton Hill Rd	30.-1-16	07/19/2022	\$10,000.00	\$58.80
22084	Paul Raymond Beach	1396 Aden Rd	41.-1-11	07/28/2022	\$6,000.00	\$40.00
22092	Keith Eighmey	220 Sundown Rd	12.-1-1.3	08/30/2022	\$3,200.00	\$45.00
22096	Ryan Mickelson	111 Low Rd	45.-1-16.5	08/30/2022	\$25,000.00	\$326.40
22097	GREY'S WOODWORKS	80 Low Rd	45.-1-16.7	09/15/2022	\$25,000.00	\$48.00
22098	Tanya / Michael Huggler	Denman Mt Rd	18.-1-2.10	09/15/2022	\$5,000.00	\$43.20
22099	Constance Lenox	601 Thunder Hill Rd	43.-1-12.14	09/15/2022	\$6,000.00	\$51.00
22101	Jesse Dowe	440 Myers Rd	36.-1-28.5	09/20/2022	\$10,000.00	\$58.00
22108	Tara Berescik-Burke	454 Beaver Dam Rd	45.-1-9.3	10/11/2022	\$7,500.00	\$40.00
22123	Daniel Cholula-Jimenez	518 Myers Rd	36.-1-28.7	12/08/2022	\$6,000.00	\$76.65
Res. Accessory Total:				36	\$717,127.00	\$3,123.83
Amount Totals:						
22010	Nicholas Malone	1064 Claryville Rd	3.-1-11	02/10/2022	\$7,500.00	\$76.80
22015	Alan Van Kleeck	Benton Hollow Rd	43.-1-9.21	03/03/2022	\$6,500.00	\$152.20
22060	Joseph Calvello	99 Carpenter Rd	43.-1-8.13	06/16/2022	\$175,000.00	\$330.10
22105	R. May J. Ranck	1264 Cooley Rd	15.-1-25.1	09/29/2022	\$261,900.00	\$692.15
22106	A&S SERVICES / ANDREW LASKY	Matthew Toback 54 Hunter Road	15.-1-3.1	09/29/2022	\$150,000.00	\$263.35
Res. Addition Total:				5	\$600,900.00	\$1,514.60
Amount Totals:						
22005	Luzon Environmental Services, Inc.	629 Big Hollow Rd	44.-1-6.9	01/25/2022	\$6,910.00	\$100.00
22011	DERON PHILLIP	694 Aden Hill Rd	34.-1-9.1	02/22/2022	\$126,000.00	\$378.00
22016	Phillip Laticcia	513 Hunter Rd	14.-1-13	03/10/2022	\$35,000.00	\$159.00
22017	ANTHONY MAIORI	819 Big Hollow Rd	44.-1-18.2	03/15/2022	\$5,000.00	\$50.00
22018	The Home Transformer LLC	8168 State Route 55	25.-1-59.2	03/24/2022	\$46,400.00	\$69.60
22028	ASTAR HEATING & AIR, LLC	80 Gilles Rd	18.-1-33.3	04/25/2022	\$15,085.00	\$100.00
22048	JAMES MCCARTHY	7367 State Route 55	35.-1-8.9	05/24/2022	\$30,000.00	\$50.00

Permit Type:

Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
22066	Explicit Extérieurs Inc.	7568 State Route 42	33.-1-20.3	06/30/2022	\$25,000.00	\$86.40
22073	Richard Stewart	214 Mutton Hill Rd	36.-1-18	07/07/2022	\$25,000.00	\$50.00
22075	Sean Boyes	843 Aden Rd	34.-1-11.1	07/12/2022	\$1,500.00	\$40.00
22080	MB Construction	14 Pole Rd	7.-1-14	07/19/2022	\$15,000.00	\$100.00
22085	ALLISON-DEVORE GC. INC.	88 Main St	26.-1-16	08/02/2022	\$75,000.00	\$75.00
22094	Enchanted Valley LLC	171 Main St	27.-4-21	08/30/2022	\$100,000.00	\$204.30
22107	Gary Keller	8119 State Route 55	25.-1-21	10/06/2022	\$20,000.00	\$50.00
22111	CTI Construction	629 Big Hollow Rd	44.-1-6.9	10/11/2022	\$126,300.00	\$327.60
22119	Manuel Fernandez	14 Birch Rd	40.-1-21.9	11/15/2022	\$40,000.00	\$100.00
22127	Anita Ou Howard Man	91 Smith Rd	34.-1-26.4	12/08/2022	\$10,000.00	\$100.00
Res. Alter/Renovate Total:				17		
Septic/Well				Amount Totals:	\$702,195.00	\$2,039.90
22009	TITAN WELL DRILLING CORP.	7 Mutton Hill Rd	30.-1-15.15	02/08/2022	\$8,000.00	\$50.00
22061	Armond Cecere	407 Sundown Rd	6.-1-22.3	06/16/2022	\$5,000.00	\$50.00
22114	Amber Well Drilling LLC	7480 State Route 55	30.-1-28	11/01/2022	\$10,000.00	\$0.00
Septic/Well Total:				3		
Solar - Res.				Amount Totals:	\$23,000.00	\$100.00
22002	PLUGPV LLC	225 Forest Rd	40.-1-8	01/11/2022	\$8,320.00	\$107.42
22021	Empire Solar Solutions	28 Low Rd	44.-1-12	04/07/2022	\$17,000.00	\$124.80
22032	Empire Solar Solutions	173 Myers Rd	35.-1-40.2	05/03/2022	\$18,000.00	\$169.80
22033	PLUGPV LLC	7368 State Route 42	45.-1-22.2	05/03/2022	\$12,480.00	\$151.13
22037	Kasselman Solar LLC/Loreen Harvey	223 Church Rd	7.-1-47	05/12/2022	\$33,440.00	\$210.63
22047	Empire Solar Solutions	219 Twinshaven Rd	12.-1-13	05/24/2022	\$10,000.00	\$75.00
22053	Empire Solar Solutions	23 Delaney Dr	35.-1-24.3	05/26/2022	\$26,000.00	\$217.68
22069	Empire Solar Solutions	12 Deans Rd	12.-1-8.13	06/30/2022	\$23,000.00	\$165.00
22071	SUNCOMMON	916 Thunder Hill Rd	44.-1-13.3	07/05/2022	\$56,000.00	\$229.60
22078	Solar Alchemy, Inc.	1094 Claryville Rd	3.-1-10	07/14/2022	\$18,705.00	\$125.00
22083	INFINITY SOLAR SYSTEMS	265 Willowemoc Rd	13.-1-20	07/21/2022	\$60,000.00	\$283.15
22090	LIGHTHOUSE SOLAR INC.	333 Big Hollow Rd	32.-1-17.9	08/09/2022	\$108,235.00	\$246.60
22100	NYS Solar Farm Inc.	478 Aden Hill Rd	29.-1-5.4	09/15/2022	\$10,627.50	\$96.60
22113	PLUGPV LLC	64 East Mountain Rd	6.-1-13.4	10/25/2022	\$7,956.00	\$69.40
22124	INFINITY SOLAR SYSTEMS	81 Groo Rd	44.-1-6.8	12/08/2022	\$66,000.00	\$197.97
22125	INFINITY SOLAR SYSTEMS	7439 State Route 55	30.-1-52.2	12/08/2022	\$38,000.00	\$149.40
22126	NYS Solar Farm Inc.	184 Smith Ln	28.-1-15.23	12/08/2022	\$12,057.00	\$117.60

Permit Type: Permit #	Applicant	Location	SBL#	Issued	Valuation	Fee Amount
SW Mobile						
22052	M & L Thunder Hill Properties	Unionville Mobile Home Park State Route 55	25.-1-62.5	05/26/2022	\$55,000.00	\$100.00
				SW Mobile Total:	1	
Amount Totals:					\$55,000.00	\$100.00
Wood Stove/Chimney						
22006	Gary Lockhart	68 Lockhart Lane	17.-1-23.1	01/25/2022	\$3,400.00	\$25.00
22029	Rhonda Toohey	1098 Claryville Rd	3.-1-9	04/26/2022	\$10,000.00	\$25.00
22070	Isabelle Lorenzo	12 Schumway Ct	35.-1-8.12	07/05/2022	\$1,000.00	\$25.00
22104	Sergei Khodakowski	11 Denman Mountain Rd	26.-1-56	09/27/2022	\$2,000.00	\$25.00
22122	Antonio Mennite	750 Beaver Dam Rd	33.-1-21.3	12/06/2022	\$2,500.00	\$25.00
				Wood Stove/Chimney Total:	5	
Amount Totals:					\$18,900.00	\$125.00
Permit Grand Total:				128		
Amount Grand Totals:					\$4,545,633.50	\$14,423.51

Building Department Receipts
Town of Neversink
 273 Main Street, P. O. Box 307
 Grahamsville, NY 12740



Building Department
 845 985 2262x302
 Fax 845 985 7686

	Date	Type	Amount
Collier & Berger, PLLC	01/11/2022	Municipal Search	\$35.00
DataTrace	01/11/2022	Municipal Search	\$35.00
DataTrace	01/11/2022	Municipal Search	\$35.00
Hudson Search	01/11/2022	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	01/11/2022	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	01/11/2022	Municipal Search	\$35.00
Whitbeck Benedict & Smith LLP	01/11/2022	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	01/11/2022	Municipal Search	\$35.00
Hudson Search	01/11/2022	Municipal Search	\$35.00
DataTrace	01/11/2022	Municipal Search	\$35.00
Collier & Berger, PLLC	01/13/2022	Municipal Search	\$35.00
Hill-N -Dale Abstracters, Inc.	01/20/2022	Municipal Search	\$35.00
B & K Abstract Corp.	01/27/2022	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	02/03/2022	Municipal Search	\$35.00
Poughkeepsie Abstract Company, Inc.	02/03/2022	Municipal Search	\$35.00
Poughkeepsie Abstract Company, Inc.	02/03/2022	Municipal Search	\$35.00
Poughkeepsie Abstract Company, Inc.	02/03/2022	Municipal Search	\$35.00
Poughkeepsie Abstract Company, Inc.	02/03/2022	Municipal Search	\$35.00
J.T. Abstract Co. Inc.	02/08/2022	Municipal Search	\$35.00
B & K Abstract Corp.	02/08/2022	Municipal Search	\$35.00
J & H Abstract LLC	02/08/2022	Municipal Search	\$35.00
B & K Abstract Corp.	02/08/2022	Municipal Search	\$35.00
Hill-N-Dale Abstracters, Inc.	02/08/2022	Municipal Search	\$35.00
Collier & Berger, PLLC	02/15/2022	Municipal Search	\$35.00
J & H Abstract LLC	02/17/2022	Municipal Search	\$35.00
All County Title / Escrow	02/17/2022	Municipal Search	\$35.00

Building Department Receipts
Town of Neversink
 273 Main Street, P. O. Box 307
 Grahamsville, NY 12740



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	Date	Type	Amount
Catskill Abstract Co. Inc.	02/17/2022	Municipal Search	\$35.00
Catskill Abstract Co. Inc.	02/22/2022	Municipal Search	\$35.00
J & H Abstract LLC	02/24/2022	Municipal Search	\$35.00
Hudson Search	02/24/2022	Municipal Search	\$35.00
New Southern Tier Title Agency LLC	03/01/2022	Municipal Search	\$35.00
Glasco Abstract, Inc.	03/03/2022	Municipal Search	\$35.00
Glasco Abstract, Inc.	03/03/2022	Municipal Search	\$35.00
B & K Abstract Corp.	03/22/2022	Municipal Search	\$35.00
B & K Abstract Corp.	03/22/2022	Municipal Search	\$35.00
Preston Roosa	03/24/2022	Junk Yard Permit	\$25.00
Upstate Abstract of New York, Inc.	03/29/2022	Municipal Search	\$35.00
New Southern Tier Title Agency LLC	04/05/2022	Municipal Search	\$35.00
Collier & Berger, PLLC	04/05/2022	Municipal Search	\$35.00
M & L Thunder Hill Properties, LLC	04/07/2022	M H Park Fee	\$20.00
Upstate Abstract of New York, Inc.	04-07-2022	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	04-07-2022	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	04-07-2022	Municipal Search	\$35.00
Assurance Abstract & Title Services	04/07/2022	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	04/12/2022	Municipal Search	\$35.00
B & K Abstract Corp.	05/03/2022	Municipal Search	\$35.00
B & K Abstract Corp.	05/10/2022	Municipal Search	\$35.00
B & K Abstract Corp.	05/10/2022	Municipal Search	\$35.00
B & K Abstract Corp.	05/10/2022	Municipal Search	\$35.00
Hudson Search	05/26/2022	Municipal Search	\$35.00
New Southern Tier Title Agency, LLC	05/26/2022	Municipal Search	\$35.00
Municipal Data Services	05/31/2022	Municipal Search	\$35.00

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	Date	Type	Amount
Neversink Mobile Park, LLC	06/02/2022	M H Park Fee	\$20.00
B & K Abstract Corp.	06/23/2022	Municipal Search	\$35.00
Upstate Abstract of new York, Inc.	06/28/2022	Municipal Search	\$35.00
AAA Abstract, LLC	06/28/2022	Municipal Search	\$35.00
New Southern tier Title Agency LLC	06/28/2022	Municipal Search	\$35.00
New Southern tier Title Agency LLC	06/28/2022	Municipal Search	\$35.00
Upstate Abstract of new York, Inc.	06/30/2022	Municipal Search	\$35.00
Queen City Abstract Corp.	07/05/2022	Municipal Search	\$25.00
Queen City Abstract Corp.	07/07/2022	Municipal Search	\$10.00
Upstate Abstract of New York, Inc.	07/28/2022	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	07/28/2022	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	07/28/2022	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	07/28/2022	Municipal Search	\$35.00
Data Trace Information Service, Inc.	08/04/2022	Municipal Search	\$35.00
New Southern Tier Title Agency	08/11/2022	Municipal Search	\$35.00
B & K Abstract Corp.	08/11/2022	Municipal Search	\$35.00
J & H Abstract LLC	08/25/2022	Municipal Search	\$35.00
B & K Abstract Corp.	09/01/2022	Municipal Search	\$35.00
B & K Abstract Corp.	09/01/2022	Municipal Search	\$35.00
B & K Abstract Corp.	09/01/2022	Municipal Search	\$35.00
B & K Abstract Corp.	09/08/2022	Municipal Search	\$35.00
Hill-N Dale Abstracters, Inc.	09/08/2022	Municipal Search	\$35.00
Catskill Abstract Co. Inc.	09/13/2022	Municipal Search	\$35.00
DataTrace	09/13/2022	Municipal Search	\$35.00
B & K Abstract Corp.	09/29/2022	Municipal Search	\$35.00
B & K Abstract Corp.	09/29/2022	Municipal Search	\$35.00

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	Date	Type	Amount
New Southern Tier Title Agency LLC	10/06/2022	Municipal Search	\$35.00
Upstate Abstract of New York, LLC.	10/11/2022	Municipal Search	\$35.00
B & K Abstract Corp.	10/11/2022	Municipal Search	\$35.00
SMPR Title Agency, Inc.	10/25/2022	Municipal Search	\$35.00
B & K Abstract Corp.	10/25/2022	Municipal Search	\$35.00
J & H Abstract LLC	10/15/2022	Municipal Search	\$35.00
Upstate Abstract of New York, LLC.	11/08/2022	Municipal Search	\$35.00
J & H Abstract LLC	11/15/2022	Municipal Search	\$35.00
J & H Abstract LLC	12/13/2022	Municipal Search	\$35.00
J & H Abstract LLC	12/12/2022	Municipal Search	\$35.00
B & K Abstract Corp.	12/13/2022	Municipal Search	\$35.00

Total Receipts **\$3,040.00**

HIGHWAY DEPARTMENT

1/11/2023

1. Pickup w/ plow for equipment plan rotation
2. Set up meeting with equipment committee

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

PUBLIC HEARING MINUTES

November 2, 2022

Lands of Curry – Major Subdivision
located on 7756 State Route 55, Neversink, NY
31.-1-5.1

The public hearing was called to order at 7:00 PM by Chairman Philip Coombe III. It was explained that the purpose of this meeting was a Major Subdivision on a parent parcel that was previously divided into 4 lots, this one being an additional lot. Walter Zeitschel recused himself from the meeting, being a neighbor to the Curry's. Phillip Coombe left the Public Hearing open as he welcomed Land Surveyor Michael Woods to speak and add any new correspondence. Mr. Woods submitted a waiver for a perc test and deep hole test, as both lots already have existing residences, septic and water systems. A short discussion with members of the community covering the purpose of the Major Subdivision ensued. Phil Coombe mentioned that the town heard back from the county on the previously requested GML239 Review on October 18th. The project was found to be a matter of local determination.

A motion to **CLOSE** the Public Hearing was

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, Dave Forshay

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

Members Present:

Philip Coombe III
Walter Zeitschel
Eric Horton
Dave Forshay
Forest Darder
Andrew Schwartz
James Schmidt

Also Present: Michael Woods, P.L.S.
Ken Klein, Esq.
Keith Stryker, Code Enforcement Officer
Richard Coombe
Keith Zanetti

Members of the Community Also Present: See Attached

Respectfully Submitted: Michelle Goodman, Clerk
(PBMTG11222)

**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:

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

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, septics 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

**TOWN OF NEVERSINK
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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.

**TOWN OF NEVERSINK
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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

**TOWN OF NEVERSINK
PLANNING BOARD
P.O. BOX 307 - 273 MAIN STREET
GRAHAMSVILLE, N.Y. 12740
(845) 985-2262**

PUBLIC NOTICE

Please take notice that the Town of Neversink Planning Board will hold a public hearing, pursuant to Section 267, Town Law, on the application of Michael Dean for the purpose of a Subdivision Located at 30 Deans Way, Neversink NY, (SBL# 30.-1-15.6).

Said hearing will take place at the Neversink Town Hall, Grahamsville, NY on Wednesday, January 4, 2023 at 7:00 P.M. at which time all interested parties will be given an opportunity to be heard.

BY ORDER OF PLANNING BOARD
TOWN OF NEVERSINK
PHILIP COOMBE III, CHAIRMAN

**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 7, 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	PRESENT
	Walter Zeitschel	ABSENT
	Eric Horton	PRESENT
	Dave Forshay	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	James Schmidt, Alternate	PRESENT
	James Garigliano, Alternate	PRESENT

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

Other Guests Present: Anthony Siciliano, LS, P.C., Licensed Land Surveyor

A motion to **APPROVE** the minutes of the **November 2, 2022** meeting was

Moved by: Planning Board Member, James Schmidt

Seconded by: Planning Board Member, Eric Horton

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

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

PRESENTATIONS:

42.-1-1.3 & 42.-1-1.4: Carraccia - Lot Improvement - located at 68 Farmstead Drive, Woodbourne, NY

Phil Coombe III began the meeting, referring the board to the maps at hand. He welcomed Anthony Siciliano to present the details of the lot improvement to the board. Anthony explained that Joe Carraccia owns two contiguous lots and intends to sell the smaller of the two. The purpose for the lot improvement is to make more space between his house and the 2nd lot before the new buyer builds. This would involve taking a piece from one lot and adding it to the lot he plans to keep. Anthony Siciliano went on to say that years ago, the area where the lots are located existed as a gated community, but now is a public road. Phil and Joe had a short discussion about the percs having been completed during the time of the original subdivision in 1998, and where exactly on the property they were done. With all in order and no questions or comments from the board, all were favorable.

A motion to **APPROVE** was

Moved by: Planning Board Member, Eric Horton

Seconded by: Planning Board Member, James Garigliano

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

30.-1-15.6: Michael Dean - Subdivision - located at 30 Deans Way, Neversink

****Would like to Subdivide One Parcel from a larger parcel**

Anthony Siciliano stated that this is a two-lot subdivision on property owned by Michael Dean. Two houses each with their own well and septic already exist on the lot. It is located in the RS zone, which is a two-acre zone. Phil Coombe mentioned that Part 2 of the SEQR was still needed, and that this project will require a public hearing next month. A list of neighbors within 500 feet of the lot would be needed in advance for notices. A short discussion was had covering whether or not a GML239 is required, as it is located on a town road. It was determined that it is not. Ken Klein noted that, "This is one of the actions that is exempt from the GML239 requirement (because of the intermunicipal agreement between the town and the county), regarding a 2-lot subdivision or lot line adjustment, that will not create a landlocked or inaccessible parcel due to environmental constraints or safe access to each parcel, with DPW or DOT approved site distances."

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

A motion to **Schedule a Public Hearing** was

Moved by: Planning Board Member, Forest Darder
Seconded by: Planning Board Member, James Schmidt
Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 0

A motion to **Declare Lead Agency** was

Moved by: Planning Board Member, Andrew Schwartz
Seconded by: Planning Board Member, James Garigliano
Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 0

OTHER: A brief discussion was held regarding a plan for an escrow agreement with Keriland Inc., made suitable to the applicant, the planning board and the town. Said agreement would cover the cost of the town's engineering consultant that will monitor the process, and review the applicant's engineering plans to ensure the town's best interest.

A motion to **have Town Attorney Ken Klein, prepare an Escrow Agreement between the town and Keriland Inc.** was

Moved by: Planning Board Member, Bob Botsford
Seconded by: Planning Board Member, James Schmidt
Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 0

CORRESPONDENCE: NONE

E-mail: NONE

A motion to **ADJOURN** was

Moved by: Planning Board Member, Bob Botsford
Seconded by: Planning Board Member, Forest Darder
Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 0

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG12722)

Next regular meeting: Wednesday, January 4, 2022 at 7:00PM

**TOWN OF NEVERSINK
PLANNING BOARD
P.O. Box 307 - 273 Main Street
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AGENDA

January 4, 2023 AT 7:00 PM

CALL TO ORDER - PLEDGE TO FLAG

ORGANIZATIONAL MEETING:

PUBLIC HEARING:

30.-1-15.6: Michael Dean - Subdivision - located at 30 Deans Way, Neversink
**Would like to Subdivide One Parcel from a larger parcel

MINUTES OF PREVIOUS MEETING

REGULAR MEETING:

30.-1-15.6: Michael Dean - Subdivision - located at 30 Deans Way, Neversink
**Would like to Subdivide One Parcel from a larger parcel

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

OTHER:

CORRESPONDENCE:

**TOWN OF NEVERSINK
ZONING BOARD OF APPEALS
P.O. Box 307 - 273 Main Street
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(845) 985-2262**

PUBLIC NOTICE

DUE TO THEIR BEING NO QUARUM, THE REGULAR MEETING OF THE
TOWN OF NEVERSINK ZONING BOARD OF APPEALS SCHEDULED FOR
December 20, 2022, HAS BEEN CANCELLED.

BY ORDER OF THE ZONING BOARD OF APPEALS
TOWN OF NEVERSINK
MICHAEL DEAN, CHAIRMAN

**TOWN OF NEVERSINK
ZONING BOARD OF APPEALS
P.O. BOX 307 - 273 MAIN STREET
GRAHAMSVILLE, N.Y. 12740
(845) 985-2262**

PUBLIC NOTICE

Please take notice that the Town of Neversink Zoning Board of Appeals will hold a public hearing, pursuant to Section 267, Town Law, on the application of Stephanie Pennino for the purpose of an Area Variance located at 211 Thunder Hill Rd, Woodbourne, NY (SBL# 36.-1-3.4).

Said hearing will take place at the Neversink Town Hall, Grahamsville, NY on Tuesday, January 17, 2023 at 7:30 P.M. at which time all interested parties will be given an opportunity to be heard.

BY ORDER OF ZONING BOARD OF APPEALS
TOWN OF NEVERSINK
MICHAEL DEAN, CHAIRMAN