

**TOWN OF NEVERSINK TOWN BOARD
TOWN BOARD MEETING
TENTATIVE AGENDA APRIL 12, 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
Adele Barnard – Playground update
Karlheinz Kraft – Cable
Steve Porter
Tom Yager

MINUTES OF PREVIOUS MEETING (S)

Regular Meeting – March 8, 2023

SUPERVISOR'S RECEIPTS & DISBURSEMENT REPORT

Month of March 2023

Revenue Report, Expense Report and Trial Balance for 3/1/2023-3/31/2023

TOWN CLERK DECALS AND MONTHLY FEE REPORT

Month of March 2023

TOWN CLERK MONTHLY PETTY CASH REPORT

Month of March 2023/April 2023

No expenditures made.

REPORTS AND MATTERS OF TOWN OFFICIALS

CODE ENFORCEMENT OFFICER

Code Enforcement Officer Report for March 2023

- 141 Miles
- \$1,501.58 Receipts
- 12 Building Permits, total 24 for year
- 0 Building Permit Renewal, total 0 for year
- 5 Certificate of Occupancy/Certificate of Compliance, total 26 for year
- 0 Complaint, total 0 for year
- 0 Violations, total 0 for year
- 3 Municipal Searches, total 9 for year
- 0 Fire Inspections, total 2 for year
- 0 Junk Yard Permit, total 0 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 0 for year
- 0 CEO Training Hours, total 7 for year
- 0 FOIL Request, total 0 for year
- 0 Fire Calls, total 2 for year

HIGHWAY SUPERINTENDENT

- Go to bid for Sand, Stones, Gas, Diesel Fuel, Heating Oil and Crusher Run
- Advertise for Summer help
- Water building
- Water lines

**TOWN OF NEVERSINK TOWN BOARD
TOWN BOARD MEETING
TENTATIVE AGENDA APRIL 12, 2023**

PLANNING BOARD

- Agenda for 04/05/2023
- Minutes *draft* for 03/01/2023
- Public Hearing Minutes *draft* for 03/01/2023
- Public Hearing Minutes *draft* for 03/01/2023
- Public Hearing Minutes for 01/04/2023 accepted
- Organizational Minutes for 01/04/2023 accepted
- Meeting Minutes for 01/04/2023 accepted
- Meeting Minutes for 02/01/2023 accepted
- Public Notice of cancellation of Meeting Scheduled for 04/05/2023

ZONING BOARD

- Meeting Agenda for 03/21/2023
- Organizational Minutes for 01/17/2023 accepted
- Public Hearing Minutes for 01/17/2023 accepted
- Meeting Minutes *draft* for 03/21/2023
- Meeting Minutes for 02/21/2023 accepted
- Public Notice of Public Hearing on 04/18/2023

TOWN CLERK/TAX COLLECTOR

- Tax Dollars Collected: \$10,583,962.88 90.80%
 - Ck # 1463 N. Buck \$261,463.96 Final Payment
 - \$4,038.20 Balance Due for Interest, Misc., Penalties, 2nd Notice fees, Bad Check Fees & Collectors Fee on Return
- Amount of Liability Insurance for Personal Homeowners when using Pavilion \$300,000 vs. \$500,000

FILINGS/CORRESPONDENCE WITH TOWN CLERK

- Oath of Office:
 - Dana Vogler NFD Secretary
 - Yelixa Encarnacion NFD Fire Police
- Town of Neversink ZBA Decision for Stephanie Pennino
- NYS DEC P/C/I SPDES Permit for FSH Lodge at Neversink LLC
- RP-7114 Municipal Report of Special Franchise Activity filed
- Agreement of Lease with Neversink Ag Society for Fairgrounds – 6/2022 to 6/2025
- FOIL from Francesca Spotts for 7524 State Rt. 42 – fulfilled
- Notice from County of Sullivan Division of Public Works of South Hill Bridge Replacement beginning May 1, 2023

PUBLICATIONS

- Sullivan County Historical Society Observer
- The Upper Delaware

SUPERVISOR

- Resolutions:
 - Budget Transfer – Chiller
 - Budget Amendment – 2 Plows
 - Budget Amendment – Chevy Colorado
 - Spring Cleanup
- Water Building at Fairgrounds
- Parks and Rec Board Vacancy
- Septic inspections/pump-outs in the Neversink-Claryville Septic Maintenance District
- Fair Book Page

PAYMENT OF CLAIMS AND VOUCHERS

- Vendor Payments \$ 1,643.58
- Abstract #4 _____pending
- Total \$ _____

ADJOURN OR RECESS:

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
MARCH 8, 2023**

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.	OUT OF TOWN

Other Officials

Highway Superintendent Preston Kelly	PRESENT
Code Enforcement Officer Keith Stryker	PRESENT

GUESTS

David Brittenham	Andrew McCabe
Karlheinz Kraft	Dwight Coombe
Teri Lockhart	

- **Karlheinz Kraft** came tonight to ask the Board about the Town's **Cable Franchise Agreement** with **Spectrum**. Mr. Kraft is unhappy with Spectrum.
- **Dwight Coombe**, Sprague & Killeen, reviewed with the Board the **Town Insurance 2023 Policy renewal**.
- **Teri Lockhart, Bookkeeper**, reviewed with the Board the Town's **completed audit for 2022**. She answered any questions from the Board. In December of 2022 the balance owed for the ice rink chiller was paid. Teri is asking to move \$6,000.00 from A7310.2 Youth Programs, Equipment to A7310.4 Youth Programs Contractual Expense. The following motion was made:

A motion was made by Councilperson Scott Grey, seconded by Councilperson Nicole Gorr approving the moving of \$6,000.00 from A7310.2 Youth Program, Equipment to A7310.4 Youth Programs, Contractual Expense, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 4 NAYS 0 ABSENT 1 (Coombe).

MINUTES OF PREVIOUS MEETING(S)

Minutes of the Regular Meeting held on February 8, 2023 was ACCEPTED AS SUBMITTED on motion by Councilperson Keith Zanetti, seconded by Councilperson Scott Grey, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 4 NAYS 0 ABSENT 1 (Coombe).

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
MARCH 8, 2023**

SUPERVISOR'S RECEIPTS AND DISBURSEMENTS REPORT

The Supervisor's Report for the month of February 2023 was ACCEPTED AS RECEIVED and filed on motion by Councilperson Keith Zanetti, seconded by Councilperson Scott Grey, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 4 NAYS 0 ABSENT 1 (Coombe).

TOWN CLERK DECALS AND MONTHLY FEE REPORT

ACCEPTED AS SUBMITTED for the month of February 2023 to be filed on motion by Councilperson Scott Grey, seconded by Councilperson Keith Zanetti, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 4 NAYS 0 ABSENT 1 (Coombe).

TOWN CLERK MONTHLY PETTY CASH REPORT

Month of February 2023/March 2023

No expenditures made.

HIGHWAY SUPERINTENDENT

1. Highway Superintendent Preston Kelly informed the Board of a **parking issue on Overlook Road** by a residence that is causing problems during snow removal and for neighboring residents on the road. Preston would like to put up "**No Parking on Pavement**" signs. This way if Police are called, tickets could be issued. The following motion was made:

A motion was made by Councilperson Keith Zanetti, seconded by Councilperson Nicole Gorr authorizing the purchase and installation of four "No Parking on Pavement" signs on Overlook Road, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 4 NAYS 0 ABSENT 1 (Coombe).

2. Preston and the Board discussed the backfilling of the foundation at the **water building at the fairgrounds**. Preston would be more comfortable waiting until all the frost is out of the ground before he does it.
3. Preston informed the Board of an upcoming **bridge replacement** by the County of the bridge at the **bottom of South Hill Rd**. There will not be a temporary bridge put in. It is scheduled to begin mid-May.

CODE ENFORCEMENT OFFICER

Monthly Receipts Report and Mileage Log and Inspection Report for the month of February 2023 has been filed with the Town Clerk.

- 208 Miles
- \$440.00 Receipts
- 6 Building Permits, total 12 for year
- 0 Building Permit Renewal, total 0 for year
- 12 Certificate of Occupancy/Certificate of Compliance, total 21 for year
- 0 Complaint, total 0 for year
- 0 Violations, total 0 for year
- 2 Municipal Searches, total 6 for year

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
MARCH 8, 2023**

- 2 Fire Inspections, total 2 for year
- 0 Junk Yard Permit, total 0 for year
- 2 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 0 for year
- 7 CEO Training Hours, total 7 for year
- 0 FOIL Request, total 0 for year
- 2 Fire Calls, total 2 for year

PLANNING BOARD

Meeting Agenda for March 1, 2023, Meeting Minutes *draft* for February 1, 2023 and Public Hearing Notices (2) for March 1, 2023 were filed with the Town Clerk.

ZONING BOARD OF APPEALS

Public Hearing Minutes *draft* for January 17, 2023, Organizational Meeting Minutes *draft* for January 17, 2023 and Meeting Agenda for February 21, 2023 were filed with the Town Clerk.

FILINGS AND CORRESPONDENCE FILED WITH TOWN CLERK

- From Sullivan County Clerk's Office, the Subdivision Map for Michael Dean
- 2022 Government Insurance Disclosure Statements filed with NYS Insurance Dept. Licensing Services Bureau
- FOILS:
 - OpenTheBooks – Vendor lists
 - SmartProcure – Purchasing records
- Town of Neversink Financial Statement for 2022 from Cooper Arias, LLP
- Letter from Keith Zanetti of his intent not to run for Councilperson in 2024
- Copy of Neversink Fire District Partial Tax Exemption Resolution
- Town of Neversink Annual Financial Report for 2022 filed with Comptroller's Office

Items were ORDERED LOGGED and FILED on motion by Councilperson Keith Zanetti, seconded by Councilperson Nicole Gorr, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 4 NAYS 0 ABSENT 1 (Coombe).

TOWN CLERK/TAX COLLECTOR

1. Tax Dollars Collected – \$10,422,018.13 89.41%
 - a. Ck #1461 to Supervisor – \$1,599.81 Bank Int, Misc, & Penalties
 - b. Ck# 1462 to N. Buck - \$325,000.00 Payment #2
2. Town Clerk asked permission for PT Clerk Staci Conjura to also **attend** the 2023 **NYS Town Clerks Association Conference** in Syracuse on April 23rd to 26th, 2023. (**Note: The voucher for \$339.00 for the above was individually signed by the Board and added onto Abstract 3 as shown below.)

A motion was made by Councilperson Keith Zanetti seconded by Councilperson Nicole Gorr, granting permission for PT Clerk Staci Conjura to attend the 2023 NYS Town

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
MARCH 8, 2023**

Clerks Association Conference in Syracuse on April 23rd to 26th, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 4 NAYS 0 ABSENT 1 (Coombe).

SUPERVISOR

1. The following resolutions were presented for the Board's consideration:

**TOWN OF NEVERSINK
RESOLUTION NO. 5 OF 2023
BUDGET AMENDMENT**

Whereas, the Highway Superintendent has had approval to purchase a 1 Ton 3500 Ram Truck, and 2 1500 Ram Pickups, totaling to \$139,867.00 and the funds are to come from Highway Fund Balance, and

Whereas, the Town Board authorizes the Supervisor to transfer \$ 139,867.00 from Highway Fund Balance to Machinery, Equipment DA5130.2,

Now, therefore be it resolved that the following budget amendment be made;

DA599 Appropriated Fund Balance - \$ 139,867.00
DA960 Appropriation - 139,867.00
DA5130.2 Machinery, Equip. - 139,867.00

Moved by: Councilperson Keith Zanetti
Seconded by: Councilperson Nicole Gorr
And Adopted on Motion: March 8, 2023

**TOWN OF NEVERSINK
RESOLUTION NO. 6 OF 2023
BUDGET AMENDMENT**

Whereas, October 6, 2020, \$ 4,320,975.83 was received for the Community Wastewater Management Program for the Hamlet of Claryville in Town of Neversink per an Agreement with Catskill Watershed Corporation ("CWC") established back June 2, 2015, and

Whereas, The funds are setup into a Community Wastewater Management Capital District, and \$ 150,000.00 needs to be appropriated for the 2023 year, coming from the Districts Fund Balance,

Now, Therefore Be it Resolved, that the Town Board authorizes the Supervisor to increase CM8130.2 Sewage Treatment and Disposal, Capital Outlay for \$150,000.00, coming from CM 599 Sewage Treatment and Disposal, Fund Balance and that the following budget amendment be made;

CM599- Sewage Treatment and Disposal, Fund Balance - \$ 150,000.00
CM960- Appropriation - 150,000.00

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
MARCH 8, 2023**

CM8130.2- Sewage Treatment & Disposal, Cap Outlay- 150,000.00

Moved by: Councilperson Keith Zanetti
Seconded by: Councilperson Scott Grey
And Adopted on Motion: March 8, 2023

2. The **Parks and Recreation Board vacancy** will be discussed at the April 12th meeting.
3. The Town is no longer being charged for the **recycling/disposal** of any **electronic items**. Therefore, the Town will no longer be taking coupons for the disposal of any electronic items. All items can be **recycled for free**.
4. Supervisor Mathews reviewed with the Board the letter received from **Sullivan County IDA about the extension of the existing PILOT on the West Delaware Hydro facility** for a period of 10 additional years with a PILOT payment of \$175,000.00. Both Sole Assessor Bryan Delaney and Town Attorney Ken Klein have reviewed the request and approve. The following motion was made:

A motion was made by Councilperson Keith Zanetti, seconded by Councilperson Scott Grey authorizing Supervisor Chris Mathews to sign the letter to County of Sullivan IDA for the 10-year additional extension of the existing PILOT on the West Delaware Hydro facility with a PILOT payment of \$175,000.00, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 4 NAYS 0 ABSENT 1 (Coombe).

PAYMENTS OF CLAIMS AND VOUCHERS

• Vendor Payments	\$ 1,719.32
• Abstract #3	<u>138,242.71</u>
• Total	\$139,962.03

- Additional Voucher approved and included in Abstract 3 but not included in above total: \$ 339.00**

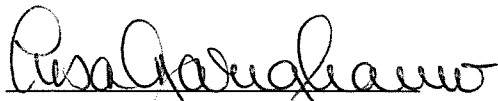
Vouchers, Claims were reviewed by the Board and authorized to be paid on motion by Councilperson Scott Grey, seconded by Councilperson Nicole Gorr, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 4 NAYS 0 ABSENT 1 (Coombe).

ADJOURN OR RECESS

On motion by Councilperson Keith Zanetti, seconded by Councilperson Scott Grey, the meeting was adjourned at 8:20 pm, put to a vote and UNANIMOUSLY CARRIED.

Respectfully submitted,


Lisa Garigliano, Town Clerk



**Department of
Environmental
Conservation**

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

Phone 1-800-962-5622

Invoice 2275-118229

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

Invoice Period: **03/01/2023** to **03/31/2023**

Invoice Summary

Sales Summary	Items Sold	Sales Total	Vendor Commission	Sweep Amount
	25	\$270.00	\$12.04	\$257.96
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 \$257.96

\$257.96 Will be swept from your bank account on **4/15/2023**



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

**Department of
 Environmental
 Conservation**

Phone 1-800-962-5622

Invoice 2275-118229

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

Invoice Period: 03/01/2023 to 03/31/2023

Product Summary

Product Name	Sales			Reversals / Voids			Net		
	Quantity	Vendor	State	Quantity	Vendor	State	Total	Vendor	State
Resident Fishing	9	\$11.04	\$188.96	0	\$0.00	\$0.00	\$200.00	\$11.04	\$188.96
Recreational Marine Fishing Registry	8	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Replacement License	1	\$0.28	\$4.72	0	\$0.00	\$0.00	\$5.00	\$0.28	\$4.72
Replacement Free	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lifetime Fishing Senior	1	\$0.72	\$64.28	0	\$0.00	\$0.00	\$65.00	\$0.72	\$64.28
Lifetime Hard Card	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lifetime License (Hunt/Fish/Turkey) 70+	1	\$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
Spring Turkey Tag #1	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Turkey Tag #2	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	25	\$12.04	\$257.96	0	\$0.00	\$0.00	\$270.00	\$12.04	\$257.96

\$257.96 Will be swept from your bank account on **4/15/2023**



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

Department of
 Environmental
 Conservation

Phone 1-800-962-5622

Invoice 2275-118229

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

Invoice Period: 03/01/2023 to 03/31/2023

Daily Summary

Date	Sales			Reversals / Voids			Net		
	Quantity	Vendor	State	Quantity	Vendor	State	Total	Vendor	State
03/03/2023	6	\$1.66	\$28.34	0	\$0.00	\$0.00	\$30.00	\$1.66	\$28.34
03/04/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/05/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/06/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/07/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/08/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/09/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/10/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/11/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/12/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/13/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/14/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/15/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/16/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/17/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/18/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/19/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/20/2023	4	\$2.76	\$47.24	0	\$0.00	\$0.00	\$50.00	\$2.76	\$47.24
03/21/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/22/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/23/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/24/2023	3	\$2.76	\$47.24	0	\$0.00	\$0.00	\$50.00	\$2.76	\$47.24
03/25/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/26/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/27/2023	6	\$0.72	\$64.28	0	\$0.00	\$0.00	\$65.00	\$0.72	\$64.28
03/28/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/29/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/30/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03/31/2023	6	\$4.14	\$70.86	0	\$0.00	\$0.00	\$75.00	\$4.14	\$70.86
Totals	25	\$12.04	\$257.96	0	\$0.00	\$0.00	\$270.00	\$12.04	\$257.96

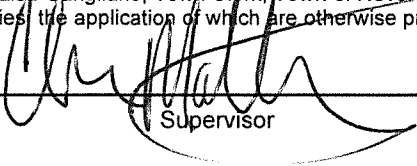
\$257.96 Will be swept from your bank account on **4/15/2023**

Account#	Account Description	Fee Description	Qty	Local Share
A1255	Supervisor	Laminating	1	1.00
		Photocopies	84	21.00
			Sub-Total:	\$22.00
A1603	Supervisor	Certified Death	10	100.00
		Certified Marriage	3	30.00
			Sub-Total:	\$130.00
A2001	Supervisor	Parks & Rec. Charges	3	150.00
			Sub-Total:	\$150.00
A2110	Supervisor	Zoning Fees	1	25.00
			Sub-Total:	\$25.00
A2115	Supervisor	Public Hearing Fees	1	59.74
		Special Use Permit Fee	1	50.00
			Sub-Total:	\$109.74
A2130	Supervisor	Coupon Book S/ W	212	4,664.00
		Land Fill Tires	1	10.00
		Landfill Freon Removal Fee	3	45.00
		Landfill Temporary	1	230.00
		Permits	76	760.00
			Sub-Total:	\$5,709.00
A2401	Supervisor	Bank Interest Received	1	0.51
			Sub-Total:	\$0.51
A2540	Bingo License	Bingo License	1	7.50
			Sub-Total:	\$7.50
A2544	Dog Licensing	Female, Spayed	13	19.50
		Female, Unspayed	2	15.00
		Male, Neutered	8	12.00
		Male, Unneutered	4	30.00
			Sub-Total:	\$76.50
A2590	Supervisor	Building Permits	12	1,396.58
		Municipal Search	3	105.00
			Sub-Total:	\$1,501.58
A2770	Supervisor	Insufficient Funds Fee	1	20.00
			Sub-Total:	\$20.00

Account#	Account Description	Fee Description	Qty	Local Share
			Total Local Shares Remitted:	\$7,751.83 CK1501
Amount paid to:	New York State Comptroller's Office			11.25 CK1500
Amount paid to:	NYS Ag. & Markets for spay/neuter program			39.00 CK1499
Total State, County & Local Revenues:		\$7,802.08	Total Non-Local Revenues:	\$50.25

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

Date

 4/3/2023

Town Clerk

Date

**TOWN OF NEVERSINK TOWN CLERK
PETTY CASH REPORT
03/09/2023 – 04/12/2023**

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 March 2023

Town Car Mileage: 141

Office Receipts: \$1,501.58

- Building Permits Issued: M - 12 Y - 24
- Building Permit Renewals: M - 0 Y - 0
- Certificates of Occupancy / Compliance: M - 05 Y - 26
- Complaints: M - 0 Y - 0
- Violations: M - 0 Y - 0
- Municipal Search: M - 3 Y - 9
- Fire Inspections: M - 0 Y - 2
- Junkyard Permit: M - 0 Y - 0
- Mobile Home Park Permit: M - 0 Y - 2
- Operating Permit: M - 0 Y - 0
- Special Use Permit: M - 0 Y - 0
- Fireworks Permit: M - 0 Y - 0
- Training Hours CEO KS: M - 0 Y - 7
- FOIL: M - 0 Y - 0
- Fire Call: M - 0 Y - 2

Keith Stryker



Code Enforcement Officer

Permit Monthly Report

03/01/2023 - 03/31/2023

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
March	2023					
23013	03/01/2023	Brent Clanke	Solar - Res.	202 Myers Rd SBL#: 35.-1-29.10	\$22,000.00	\$185.38
Description of Work:						
EXISTING SF HOUSE - NEW INSTALLATION OF OF A 17.52 KW ROOF MOUNTED SOLAR ARRAY CONSISTING OF (48) 365W Q-CELL PANELS WITH ENPHASE MICRO INVERTER. INSTALLATION AS PER PLANS. FINAL ELECTRICAL INSPECTION BY APPROVED 3RD PARTY AGENCY. (927 SF)						
23014	03/07/2023	Debra Nazzaro	Electric	129 Moore Hill Rd SBL#: 19.-1-26	\$13,000.00	\$50.00
Description of Work:						
EXISTING SF HOUSE - NEW INSTALLATION OF A 18 KW GENERAC LP GAS FUELED STANDBY GENERATOR AND RELATED ELECTRICAL. INSTALLATION AS PER MANUFACTURERS SPECIFICATIONS. FINAL ELECTRICAL INSPECTION BY APPROVED 3RD PARTY AGENCY AND LP GAS LEAK TEST BY GAS VENDOR.						
23015	03/09/2023	Stephanie Pennino	Res. Accessory	211 Thunder Hill Rd SBL#: 36.-1-3.4	\$62,000.00	\$115.20
Description of Work:						
EXISTING SF HOUSE - PLANNING BOARD SPECIAL USE APPROVED, HOME OCCUPATION OF A KENNEL IN THE EXISTING DETACHED 24X32 (768 SF) GARAGE. GARAGE CHANGE OF OCCUPANCY TO A KENNEL FACILITY AND THE STRUCTURE ALTERATIONS ARE WATER/SEPTIC DISPOSAL. HVAC UNITS, INTERIOR INSULATION AND FINISHING, ELECTRICAL, SUB-PANEL. FINAL ELECTRICAL INSPECTION BY APPROVED 3RD PARTY AGENCY. KENNEL USE AS PER RESOLUTION.						
23016	03/09/2023	Sharon / Lance Dumenigo	Res. Accessory	1358 Cooley Rd SBL#: 15.-1-26.1	\$45,000.00	\$180.00
Description of Work:						
EXISTING SF HOUSE - NEW CONSTRUCTION OF A DETACHED 30X40 CURVED STEEL UTILITY STRUCTURE/WORKSHOP OVER A CONCRETE SLAB. INSTALLATION AS PER MANUFACTURERS SPECIFICATIONS. INCLUDES AN U/G ELECTRIC SUB-PANEL. FINAL ELECTRICAL INSPECTION BY APPROVED 3RD PARTY AGENCY. ZONING COMPLIANT. (1,200 SQ. FT.)						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
23017	03/09/2023	Daryl Debetta	Res. Accessory	115 Skyline Dr SBL#: 44.-1-1.27	\$20,000.00	\$108.00
Description of Work:						
EXISTING SF HOUSE - NEW CONSTRUCTION OF A DETACHED 24X30 STEEL UTILITY STRUCTURE OVER A CONCRETE SLAB. INSTALLATION AS PER MANUFACTURERS SPECIFICATIONS. INCLUDES AN ELECTRIC SUB-PANEL. FINAL ELECTRICAL INSPECTION BY APPROVED 3RD PARTY AGENCY. ZONING COMPLIANT. (720 SQ. FT.)						
23018	03/16/2023	Neversink Mobile Park LLC	Com. Alteration	1-13 Hillside Dr SBL#: 44.-1-16	\$10,000.00	\$150.00
Description of Work:						
EXISTING MOBILE HOME PARK - NEW INSTALLATION OF A 10 KW LP GAS FUELED GENERAC SB GENERATOR AND RELATED ELECTRICAL TO SERVICE THE EXISTING 12 APPROVED MOBILE HOMES. FINAL INSPECTION BY AN APPROVED 3RD PARTY AGENCY.						
23019	03/16/2023	Gary Ter Bush	Electric	8164 State Route 55 SBL#: 25.-1-59.1	\$3,300.00	\$50.00
Description of Work:						
EXISTING SF HOUSE - ELECTRIC SERVICE/ PANEL UPGRADE TO A 200 AMP SERVICE. FINAL ELECTRICAL INSPECTION BY APPROVED 3RD PARTY AGENCY.						
23020	03/23/2023	Josef & Elham Yocheved Sidof	Res. Alter/Renovate	629 Big Hollow Rd SBL#: 44.-1-6.9	\$120,000.00	\$343.00
Description of Work:						
SITE #1, EXISTING SF HOUSE - REMOVE AND DISPOSE OF THE 14 X 36 REAR, WOOD DECK. (504 SF) RENOVATION OF TWO FULL BATHROOMS AND KITCHEN. REPLACE WINDOWS AND DOORS IN ALL ROOMS. DISPOSAL OF ALL DEBRIS IN A LAWFUL MANNER. FINAL ELECTRICAL INSPECTION BY APPROVED THIRD PARTY AGENCY.						
23021	03/23/2023	Carlos Chanlatte	Res. Addition	606 Aden Hill Rd SBL#: 29.-1-8	\$20,000.00	\$75.00
Description of Work:						
EXISTING SF HOUSE - 12 X 24 CONVENTIONALLY FRAMED ADDITION OVER A CONCRETE SLAB. REPLACE EXISTING REAR ROOF SYSTEM TO COVER THE ADDITION. OPEN THE EXISTING REAR WALLS TO CONNECT THE NEW RECREATION ROOM AND UTILITY ROOM. (288 SF) FINAL ELECTRICAL INSPECTION BY APPROVED 3RD PARTY AGENCY.						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
23022	03/23/2023	Amanda Kaylor	Res. Accessory	104 Myers Rd SBL#: 35.-1-33.1	\$15,200.00	\$40.00
Description of Work:						
EXISTING SF HOUSE - REMOVE AND DISPOSE OF THE EXISTING REAR COVERED PORCH AND SLAB. REPLACE WITH AN ELEVATED 10 X 16 CONVENTIONALLY FRAMED WOOD DECK WITH ROOF COVERING/ OPEN SIDES OVER PRE-CAST FROST PROTECTED PIERS. (160 SF)						
23023	03/28/2023	Angel Robles	Driveway	Houghtaling Rd SBL#: 15.-1-13	\$6,000.00	\$50.00
Description of Work:						
FUTURE HOME SITE - NEW CONSTRUCTION OF AN APPROVED DRIVEWAY ACCESS TO A TOWN ROAD.						
23024	03/28/2023	Sean Doland	Foundation	425 Pole Rd SBL#: 2.-1-26	\$7,000.00	\$50.00
Description of Work:						
EXISTING SW MOBILE HOME - CONSTRUCT AN INSULATED CONCRETE SLAB FOUNDATION FOR THE 12X60 (720 SF) EXISTING MOBILE HOME. CONSTRUCTION AS PER HUD PLAN.						
March 2023 Total:					\$343,500.00	\$1,396.58
Reporting Period Total:					\$343,500.00	\$1,396.58

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
Municipal Data Services	03/01/2023	Municipal Search	\$35.00
Upstate Abstract of New York, Inc.	03/21/2023	Municipal Search	\$35.00
New Southern Tier Title Agency LLC	03/21/2023	Municipal Search	\$35.00

Total Receipts **\$105.00**

HIGHWAY DEPARTMENT

4/12/2023

1. Go to bid for :
Sand, Stone, gas, diesel fuel, heating oil, and crusher run
2. Advertise for summer help
3. Water building
4. Water lines

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

PUBLIC NOTICE

THERE BEING NO BUSINESS BEFORE THE BOARD, THE REGULAR MEETING OF
THE TOWN OF NEVERSINK PLANNING BOARD, SCHEDULED FOR **APRIL 5, 2023** HAS
BEEN **CANCELLED.**

BY ORDER OF THE PLANNING BOARD
TOWN OF NEVERSINK
PHIL 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**

AGENDA

April 5, 2023 AT 7:00 PM

CALL TO ORDER - PLEDGE TO FLAG

PUBLIC HEARING:

MINUTES OF PREVIOUS MEETING

REGULAR MEETING:

43.-1-13.3 & 43.-1-13.4: Vogler - Review to Authorize and Update final survey maps on an existing Lot Improvement - Located at 757 Thunder Hill Rd, Woodbourne

OTHER:

CORRESPONDENCE:

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

MEETING MINUTES

March 1, 2023

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

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

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

Other Guests Present:

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

Moved by: Planning Board Member, James Garigliano

Seconded by: Planning Board Member, Walt Zeitschel

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

**TOWN OF NEVERSINK
PLANNING BOARD
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Grahamsville, NY 12740
(845) 985-2262 / fax (845) 985-7686**

PRESENTATIONS:

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

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

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

Moved by: Planning Board Member, Jim Garigliano

Seconded by: Planning Board Member, Forest Darder

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

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

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

A motion to **Approve** was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, James Garigliano

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

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

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

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

Moved by: Walt Zeitschel

Seconded by: James Garigliano

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

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

A motion to **Approve** was

Moved by: Bob Botsford

Seconded by: James Garigliano

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

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

CORRESPONDENCE: NONE

E-mail: NONE

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

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

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG030123)

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

**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

March 1, 2023

Stephanie Pennino – Special Use
Located at 211 Thunderhill Rd, Woodbourne NY
36.-1-3.4

The public hearing was called to order at 7:00 PM by Chairman Philip Coombe III. Stephanie Pennino was present to represent herself. The floor was opened to the public for any questions, comments or concerns to be heard. The meeting was left open as Phil Coombe continued to the next public hearing. The Public Hearing then resumed and still, members of the public did not voice any concerns.

A motion to **CLOSE** the Public Hearing at 7:10pm was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Walt Zeitschel

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

Board Members Present:

Philip Coombe III
Bob Botsford
Walt Zeitschel
Forest Darder
James Garigliano

Also Present: Ken Klein, Esq.
Keith Stryker, Code Enforcement Officer

Members of the Community Also Present:

Stephanie Pennino
Rick Coombe
William Brenner

Respectfully Submitted: Michelle Goodman, Clerk
(PBMTG030123)

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PUBLIC HEARING MINUTES

March 1, 2023

KRC Associates – Subdivision
Located at 639 South Hill Rd, Grahamsville
33.-1-14.1

The public hearing was called to order at 7:00 PM by Chairman Philip Coombe III. The floor was opened to the public for any questions, comments or concerns to be heard. There were none.

A motion to **CLOSE** the Public Hearing at 7:14pm was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Walt Zeitschel

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

Board Members Present:

Philip Coombe III
Bob Botsford
Walt Zeitschel
Forest Darder
James Garigliano

Also Present:

Ken Klein, Esq.
Keith Stryker, Code Enforcement Officer

Members of the Community Also Present:

Stephanie Pennino

Rick Coombe

William Brenner

Respectfully Submitted: Michelle Goodman, Clerk
(PBMTG030123)

**TOWN OF NEVERSINK
PLANNING BOARD
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MEETING MINUTES

February 1, 2023

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

Board Members:	Philip Coombe III, Chairman	PRESENT
	Bob Botsford	PRESENT
	Walter Zeitschel	PRESENT
	Eric Horton	ABSENT
	Dave Forshay	PRESENT
	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 Organizational Minutes of the **January 4, 2022** meeting was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Forest Darder

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

**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 **APPROVE** the Regular Minutes of the **January 4, 2022** meeting was

Moved by: Planning Board Member, Walt Zeitschel

Seconded by: Planning Board Member, Jim Garigliano

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

PRESENTATIONS:

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

Chairman Phil Coombe said that Stephanie had been here before and was referred to the Zoning Board.

Ken Klein explained that Stephanie had a Public Hearing held before the Zoning Board for Area Variances. A formal resolution could not be made until the Planning Board completes the SEQR. After the Zoning Board approves, Stephanie will need to have another Public Hearing, this time for the Special use, and before the Planning Board. Chairman Phil Coombe asked Stephanie Pennino who was representing herself, if there were any changes since last month's meeting. She stated that there were none.

A motion to **Declare Lead Agency** was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Jim Schmidt

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

Phil Coombe read aloud Part 2 of the SEQR. Phil asked Stephanie Pennino to explain how she was planning on mitigating any noise. Stephanie referenced the survey map and pointed out where privacy fencing will be installed along the tree line. Stephanie added that the housing space located inside the garage will be sound proofed. A maximum of ten dogs will be housed at any time. It was determined that there will be no adverse environmental or negative impact.

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

Moved by: Planning Board Member, Jim Schmidt

Seconded by: Planning Board Member, Walt Zeitschel

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

**TOWN OF NEVERSINK
PLANNING BOARD
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A motion to **Schedule a Public Hearing** for March 1, 2023 was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Jim Garigliano

Approved by UNANIMOUS vote: **AYES: 8 NAYS: 0 ABSTAIN: 0**

Phil Coombe explained that the process from here, would be that Stephanie will come back next month for the Public Hearing. The public will be given an opportunity to speak and voice any questions, comments or concerns. At that point in time, an answer should be given. Phil Coombe also stated that the board received a response for the GML239 Review. The answer had no technical comments, with the recommendation to leave the decision for Local Determination.

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

Phil Coombe introduced Rick Coombe. Town Board Attorney, Ken Klein recused himself from the meeting as he has a conflict of interest. Phil Coombe also recused himself from the meeting as he and the applicant, Rick Coombe are related. In his absence, Phil stated that someone else would need to carry the meeting. He turned the meeting over to Walt Zeitschel. Rick Coombe represented himself, and explained that the property had belonged to a family member. He purchased the property in November, with the goal of protecting the open space and the agricultural land. However, Mr. Coombe decided that there was really no sense in continuing to own the house. His plan now is to subdivide the land and make the existing house available for sale on 4.5 acres. The property line is set back 25 feet. The electric is separated from the barns across the street, but is not yet complete as he is waiting on Central Hudson. By the time the next Planning Board meets again next month, the electric should be complete. There are plans to drill a well, just to the left of the existing in ground pool. The existing house was served by a spring in the past. The entire parcel was all represented on one deed across two counties. The Neversink piece is being referenced here, as the other piece is in Wawarsing, in Ulster County. An Exemption Agreement was discussed. An AG District Statement has been submitted and is exempt from GML239 requirements.

A motion to **DECLARE LEAD AGENCY** was

Moved by: Andrew Schwartz

Seconded by: Jim Schmidt

Approved by **UNANIMOUS** vote: **AYES: 7 NAYS: 0 ABSTAIN 1**

**TOWN OF NEVERSINK
PLANNING BOARD
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A motion to **Schedule a Public Hearing** for March 1, 2023 was

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Jim Garigliano

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 1

43.-1-13.3 & 43.-1-13.4: Volger - Lot Improvement - Located at 757 Thunder Hill Rd, Woodbourne

Owner Volger was present, with Anthony Siciliano representing him. Referencing the map, Anthony explained Mr. Volger would like to decrease the size of the house parcel down to 3.19 acres. This conforms with the zoning requirement of a 3 acre minimum. Anthony explained that the Volger's are taking a small sliver out from the front and then adding all the back property to the vacant property. They are starting and ending with two lots.

A motion to **APPROVE** was

Moved by: Bob Botsford

Seconded by: Planning Board Member, Dave Forshay

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

OTHER:

Parcel# 25.-1-62.5 – Unionville Mobile Home Park - Annual Park Permit Renewal for 2023

A short discussion took place regarding the annual permit renewal for the Unionville Mobile Home Park. All were in favor.

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A motion to **APPROVE Permit Renewal** was

Moved by: Chairman, Phil Coombe III

Seconded by: Planning Board Member, James Garigliano

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

Parcel# 44.-1-16 – Neversink Mobile Home Park, LLC - Annual Park Inspection for 2023

A short discussion took place regarding the annual permit renewal for the Neversink Mobile Home Park, LLC. All were in favor.

A motion to **APPROVE Permit Renewal** was

Moved by: Chairman, Dave Forshay

Seconded by: Planning Board Member, Walt Zeitschel

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:35PM was

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, Bob Botsford

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG020123)

Next regular meeting: Wednesday, March 1, 2023 at 7:00PM

Planning Board Meeting

February 1, 2023

Page 5 of 5

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

MEETING MINUTES

January 4, 2023

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

Board Members:	Philip Coombe III, Chairman	PRESENT
	Bob Botsford	PRESENT
	Walter Zeitschel	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	PRESENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	James Schmidt, Alternate	ABSENT
	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 **December 7, 2022** meeting was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Bob Botsford

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1

**TOWN OF NEVERSINK
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PRESENTATIONS:

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

As a neighbor to Michael Dean, Eric Horton recused himself from the meeting. There was a short discussion covering the details of Michael Dean's proposed Subdivision. Michael would like to split his existing lot into two, leaving two separate lots, each with their own pre-existing house, well and septic. Michael Dean requested a waiver to the normal septic requirements because they already exist.

A motion to **APPROVE** contingent upon receiving the waiver was

Moved by: Planning Board Member, Jim Garigliano

Seconded by: Planning Board Member, Walt Zeitschel

Approved by UNANIMOUS vote: AYES:7 NAYS: 0 ABSTAIN: 1

Part II of the SEQR was read.

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

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Andrew Schwartz

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1

A motion to **APPROVE** was

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Dave Forshay

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1

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

Keriland Inc. did not attend the meeting as per their council. An escrow agreement has been drafted. At present time no further changes to status with Keriland Inc has taken place.

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A motion to **ADJOURN** was

Moved by: Chairman, Phil Coombe III

Seconded by: Planning Board Member, Dave Forshay

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1

OTHER:

CORRESPONDENCE: NONE

E-mail: NONE

A motion to **ADJOURN** was

Moved by: Planning Board Member,

Seconded by: Planning Board Member,

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

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG1423)

Next regular meeting: Wednesday, February 1, 2023 at 7:00PM

**TOWN OF NEVERSINK
PLANNING BOARD
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(845) 985-2262 fax (845) 985-7686**

PUBLIC HEARING MINUTES

January 4, 2023

Michael Dean - Subdivision

Located at 30 Deans Way, Neversink NY
30.-1-15.6

The public hearing was called to order at 7:07 PM by Chairman Philip Coombe III. The floor was opened to the public for any questions, comments or concerns to be heard. Barrie Lieb-Dier, a neighbor of Michael Dean inquired about what is being proposed. She stated that she received a certified letter in the mail regarding the Subdivision, but did not know the specifics. Phil Coombe asked Anthony Siciliano to please give a summary to Mrs. Lieb-Dier with the details. Referring to the land survey map, Anthony explained that Michael Dean is proposing to do a Two-Lot Subdivision of his property. Two houses each with their own well and septic already exist the property. Michael wants to separate the two, and put each house onto their own separate lots, thus creating a 2 ¼ acre parcel, and leaving about 7 acres in the back on the other. There were no further questions or comments.

A motion to **CLOSE** the Public Hearing at 7:10pm was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, James Garigliano

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1

Board Members Present:

Philip Coombe III
Bob Botsford
Walter Zeitschel
Eric Horton
Dave Forshay
Forest Darder
Andrew Schwartz
James Garigliano

Also Present: Anthony Siciliano, LS, P.C.
Ken Klein, Esq.
Keith Stryker, Code Enforcement Officer

Members of the Community Also Present:
Michael Dean
Barrie Lieb-Dier
Walter Dier

Respectfully Submitted: Michelle Goodman, Clerk
(PBMTG1423)

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

ORGANIZATIONAL MEETING MINUTES

JANUARY 4, 2023

The Organizational Meeting of the Town of Neversink Planning Board was called to order at 7:00PM by Philip Coombe III.

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

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

Other Guests Present: Anthony Siciliano, LS, p.c., Licensed Land Surveyor

Chairman Philip Coombe III began the 1st meeting of the year, starting with the Organizational Meeting. The purpose of this meeting is to determine who the Chairman and the Vice Chairman will be throughout 2023. Phil turned the meeting over to Temporary Co-Chairman Forest Darder who called the annual to order at 7:03pm. Forest then called for nominations for Chairman. A motion to re-elect Phil Coombe, III to remain Chairman was

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

Phil Coombe III was thereby declared **Chairman** of the Town of Neversink Planning Board.

**TOWN OF NEVERSINK
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A motion to nominate Walt Zeitschel to remain Co-Chairman and close the organizational meeting was

Moved by: Chairman, Phil Coombe III
Seconded by: Planning Board Member, Dave Forshay
Approved by UNANIMOUS vote: AYES: NAYS: 0

Walt Zeitschel was thereby declared **Co-Chairman** of the Town of Neversink Planning Board.

A motion to **ADJOURN** the Organizational Meeting was

Moved by: Chairman, Phil Coombe III
Seconded by: Dave Forshay
Approved by UNANIMOUS vote: AYES: NAYS: 0

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG1423)

**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 Janis Offringa for the purpose of an Area Variance located at 30 Molls Brook Rd, Napanoch, NY (SBL# 12.-1-6.2).

Said hearing will take place at the Neversink Town Hall, Grahamsville, NY on Tuesday, April 18, 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

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

AGENDA

March 21, 2023 AT 7:30 PM

CALL TO ORDER - PLEDGE TO FLAG

MINUTES OF PREVIOUS MEETING:

ORGANIZATIONAL MEETING:

PUBLIC HEARING:

REGULAR MEETING:

12.-1-6.2: Janice Offringa - Area Variance for the installation of a garage - located at 30 Molls Brook Rd, Napanoch NY

OTHER:

CORRESPONDENCE:

**TOWN OF NEVERSINK
ZONING BOARD OF APPEALS
P.O. Box 307 - 273 Main Street
Grahamsville, NY 12740
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REGULAR MEETING MINUTES

March 21, 2023

Board Members:	Mike Dean, Chairman	ABSENT
	Jim Wells	PRESENT
	Ian Constable	PRESENT
	Steve Porter	PRESENT
	Stephen Poley	ABSENT
	Andrew McCabe, Alternate	PRESENT
Other Officials:	Keith Stryker, Code Enforcement Officer	ABSENT
	Ken Klein, Esq., Town Attorney	PRESENT
Other Guests Present:	Gerri Gorton	

Co-Chairman Ian Constable called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:30 with the Pledge of Allegiance.

A motion to **APPROVE** the minutes of the February 21, 2023 meeting was

Moved by: Zoning Board of Appeals Member, Andrew McCabe

Seconded by: Zoning Board of Appeals Member, Jim Wells

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

APPLICATION:

12.-1-6.2: Janis Offringa - Area Variance for the installation of a garage - located at 30 Molls Brook Rd, Napanoch NY

Gerri Gorton was present to represent applicant Janis Offringa. A short discussion was had covering the set-back requirements for the proposed building of a garage. The 16' or 18' x 20 building would be installed on the right side of the existing driveway on Janice Offringa's property. Town Attorney Ken Klein mentioned that this is a Type 2 Variance Application and that a SEQR is not necessary in this instance.

**TOWN OF NEVERSINK
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A motion to **SCHEDULE a PUBLIC HEARING** was

Moved by: Zoning Board of Appeals Member, Andrew McCabe

Seconded by: Zoning Board of Appeals Member, Jim Wells

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

OTHER: NONE

CORRESPONDENCE: NONE

There being no further business before the Board, a motion to **ADJOURN** at 7:45 PM was

Moved by: Zoning Board of Appeals Member, Andrew McCabe

Seconded by: Zoning Board of Appeals Member, Steve Porter

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

Respectfully submitted:

Michelle Goodman
Zoning Board of Appeals Clerk
(ZBA032223)

NEXT MEETING: April 18, 2023 at 7:30 PM.

**TOWN OF NEVERSINK
ZONING BOARD OF APPEALS
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(845) 985-2262 fax (845) 985-7686**

REGULAR MEETING MINUTES

February 21, 2023

Board Members:	Mike Dean, Chairman	ABSENT
	Jim Wells	PRESENT
	Ian Constable	PRESENT
	Steve Porter	PRESENT
	Stephen Poley	PRESENT
	Andrew McCabe, Alternate	PRESENT
Other Officials:	Keith Stryker, Code Enforcement Officer	PRESENT
	Ken Klein, Esq., Town Attorney	PRESENT

Other Guests Present:

Co-Chairman Ian Constable called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:30 with the Pledge of Allegiance.

A motion to **APPROVE** the minutes of the January 17, 2023 meeting was

Moved by: Zoning Board of Appeals Member, Andrew McCabe

Seconded by: Zoning Board of Appeals Member, Jim Wells

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

Steve Porter Recused himself from the meeting.

APPLICATION:

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

Co-Chairman Ian Constable read aloud the agenda and addressed Stephanie Pennino's Area Variance. Stephanie was present to represent herself. Ken Klein supplied a drafted resolution. It was confirmed that the SEQR had been approved by the town planning board earlier in the month.

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A motion to **Approve** was

Moved by: Zoning Board of Appeals Member, Andrew McCabe
Seconded by: Zoning Board of Appeals Alternate Member, Stephen Poley

Approved by UNANIMOUS vote: AYES: 4 NAYS: 0 RECUSE: 1

OTHER: NONE

CORRESPONDENCE: NONE

There being no further business before the Board, a motion to **ADJOURN** at 7:34 PM was

Moved by: Zoning Board of Appeals Member, Andrew McCabe
Seconded by: Zoning Board of Appeals Member, Stephen Poley
Approved by UNANIMOUS vote: AYES: 4 NAYS: 0 RECUSE: 1

Respectfully submitted:

Michelle Goodman
Zoning Board of Appeals Clerk
(ZBA022123)

NEXT MEETING: March 21, 2023 at 7:30 PM.

**TOWN OF NEVERSINK
ZONING BOARD of APPEALS
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PUBLIC HEARING MINUTES

**January 17, 2023
STEPHANIE PENNINO
AREA VARIANCE
36.-1-3.4**

The Public Hearing was called to order at 7:35 PM by Chairman Michael Dean.

A motion to **APPROVE** the minutes of the November 15, 2022 meeting was

Moved by: Zoning Board Member,

Seconded by: Zoning Board Member,

Approved by: UNANIMOUS vote: **AYES: 5 NAYS: 0 Recusal: 1**

Steve Porter recused himself for the Public Hearing. Michael Dean began describing Stephanie Pennino's Area Variances. The first being a set-back reduction, and the other being a lot size area requirement shortage. Michael Dean asked the public if they had any questions or comments. Gary Keller who owns two neighboring houses to the property, asked what the setback is going from-to. The map was referenced, and it was determined that the setback of the structure is 55.5 feet. The variance is for 44.5 feet. The setback requirements are 100 feet in each direction, with a 5 acre minimum. Mr. Keller also asked what the maximum number of dogs would be, and where the privacy fence is situated. Stephanie Pennino confirmed that there would be no more than 10 dogs at any time on the property. Stephanie referenced the map to show that the privacy fence will be situated along the tree line, which will help diffuse any noise. If the Zoning Board grants the two variances, Ken Klein suggested that they refer this project to the Planning Board to complete the SEQR and take Lead Agency status. Since this Special Use requires Planning Board Approval, the Zoning Board can reconvene before the Planning Board gives final approval.

A motion for the Zoning Board of Appeals to table any further action pending the Planning Board completing SEQR Review was

Moved by: Zoning Board of Appeals Member, Ian constable

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

Approved by UNANIMOUS vote: AYES 4 NAYS 0 RECUSAL 1

**TOWN OF NEVERSINK
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Ken Klein noted that as soon as the Planning board makes a Negative Declaration, the project will then come back before the Zoning Board. Ken Klein will draft a resolution and have it ready for the next Zoning Board meeting.

Since there were no further questions from any members of the public, the Public Hearing was declared closed at 8:07 PM on a motion

Moved by: Zoning Board of Appeals Member, Ian Constable
Seconded by: Zoning Board of Appeals Member, Andrew McCabe
Approved by UNANIMOUS vote: AYES 4 NAYS 0 RECUSAL 1

Board Members Present:	Michael Dean, Chairman	PRESENT
	Jim Wells	ABSENT
	Ian Constable	PRESENT
	Steve Porter	RECUSED
	Stephen Poley	PRESENT
	Andrew McCabe	PRESENT

Other Officials Present:	Ken Klein, Esq., Town Attorney
	Keith Stryker, Code Enforcement Officer

Other Guests Present:	Stephanie Pennino
	Gary Keller

Respectfully submitted:	Michelle Goodman, Clerk (ZBA011723)
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**TOWN OF NEVERSINK
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ORGANIZATIONAL MEETING MINUTES

JANUARY 17, 2023

The Organizational Meeting of the Town of Neversink Zoning Board of Appeals was called to order at 7:30PM by Chairman, Michael Dean.

Board Members Present:	Michael Dean	PRESENT
	Jim Wells	ABSENT
	Ian Constable	PRESENT
	Steve Porter	PRESENT
	Stephen Poley	PRESENT
	Andrew McCabe, Alternate	PRESENT

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

Other Guests Present:	Stephanie Pennino
	Gary Keller

Chairman Michael Dean called the Organizational Meeting to order at 7:30pm. The purpose of this meeting is to determine who the Chairman and the Co-Chairman will be throughout 2023. Michael called for nominations.

A motion to **Nominate** Mike Dean to remain **Chairman** was

Moved by: Zoning Board Member, Andrew McCabe
Seconded by: Zoning Board Member, Steve Porter
Approved by UNANIMOUS vote: AYES:5 NAYS: 0

Michael Dean was thereby declared **Chairman** of the Town of Neversink Zoning Board of Appeals.

A motion to **Nominate** Ian Constable to remain **Co-Chairman** was

Moved by: Zoning Board Member, Andrew McCabe
Seconded by: Chairman, Mike Dean
Approved by UNANIMOUS vote: AYES:5 NAYS: 0

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Ian Constable was thereby declared **Co-Chairman** of the Town of Neversink Zoning Board of Appeals.

There was a short discussion regarding changing the day or time of the Zoning Board Meeting. The board decided that the meetings should continue to be held on the 3rd Tuesday of the month at 7:30pm, without change. Ian Constable invited others from the board to get together and sign up for trainings that can be attended as a group, so all are on the same page in 2023.

Steve Porter recused himself in advance of the Public Hearing to follow.

Respectfully submitted: Michelle Goodman, Clerk
(ZBA011723)

**TOWN OF NEVERSINK
RESOLUTION NO. ____ OF 2023
BUDGET TRANSFERS**

Whereas, Cher Woehl, the Town Park & Recreation Director on Nov 10, 2021 asked and had approved by the Town Board the purchase of a second Ice Chiller. The total balance due of \$ 12,657.99 which included the \$ 6,253.99 that was in the Towns 2023 Budget was paid to Iron Sleek, Inc. The Ice Chiller has been paid in full.

Whereas, the Town Board has approved to have \$6,000.00 in A7310.2 Youth Programs, Equipment, in the 2023 Budget transferred from A7310.2 Youth Programs, Equipment to A7310.4 Youth Programs, Contractual Expense,

Now, therefore be it resolved that the Town Board authorizes the Supervisor to do the above transfer and that the following budget amendment be made;

A960 Appropriations-	\$ 6,000.00
A7310.2 Youth Prog., Equipment -	6,000.00
A960 Appropriations-	6,000.00
A7310.4 Youth Prog., Cont. Exp-	6,000.00

Moved by:

Seconded by:

And Adopted on Motion:

**TOWN OF NEVERSINK
RESOLUTION NO. _____ OF 2023
BUDGET AMENDMENT**

Whereas, the Highway Superintendent has had approval to purchase new Plow Equipment, hydraulics and controls for the 2 2024 Mack 4x4 Plow Trucks, Bid were approved on February 8, 2023 from Reed Systems, LTD, totaling to \$139,788.00 and the funds are to come from Highway Fund Balance, and

Whereas, the Town Board authorizes the Supervisor to transfer \$ 139,788.00 from Highway Fund Balance to Machinery, Equipment DA5130.2,

Now, therefore be it resolved that the following budget amendment be made;

DA599 Appropriated Fund Balance -	\$ 139,788.00
DA960 Appropriation -	139,788.00
DA5130.2 Machinery, Equip. -	139,788.00

Moved by:

Seconded by:

And Adopted on Motion:

**TOWN OF NEVERSINK
RESOLUTION NO. ___ OF 2023
BUDGET AMENDMENT**

Whereas, the Town of Neversink Town Board has approved to purchase the Chevy Colorado Pickup from the Highway Department for \$ 15,000.00 for Town Hall to use and the funds are to come from General Fund Balance, and

Whereas, the Town Board authorizes the Supervisor to transfer \$ 15,000.00 from General Fund Balance to Interfund Transfer A9901.9, and to appropriate in Highway Fund, Revenue Account DA5031 Interfund Transfers for \$ 15,000.00,

Now, therefore be it resolved that the following budget amendment be made;

A599 Appropriated Fund Balance -	\$ 15,000.00
A960 Appropriation -	15,000.00
A9901.9 Interfund Transfer -	15,000.00
DA510 Estimated Revenue-	15,000.00
DA980 Revenue -	15,000.00
DA5031 Interfund Transfer-	15,000.00

Moved by:

Seconded by:

And Adopted on Motion:

**TOWN OF NEVERSINK
RESOLUTION NO. ____ OF 2023
CLEANUP INITIATIVE
“SPRING CLEANUP 2023”**

WHEREAS, the Sullivan County Legislature adopted the Sullivan County Cleanup Initiative 2023 Program; and

WHEREAS, the Town Board of the Town of Neversink hereby authorizes the Supervisor, Chris Mathews, to sign the municipal agreement with the County of Sullivan to cooperate in conducting a municipal cleanup; and

NOW THEREFORE, BE IT RESOLVED, that the Town of Neversink anticipates holding the municipal cleanup program on April 22, 26 and 29 and May 3, 2023

Moved by: Councilperson

Seconded by: Councilperson

Adopted UNANIMOUSLY by VOTE: ____ AYES ____ NAYS

