

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

MEETING MINUTES

April 6, 2022

The regular meeting of the Town of Neversink Planning Board was called to order at 7:01 PM by Chairman Phil 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	PRESENT
	Forest Darder	PRESENT
	Andrew Schwartz	ABSENT
	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 Representative	ABSENT

Other Guests Present:	Charles Connery	Rose Connery
	Marc Denner	Catherine Denner
	Enrico DePaulis	Clara DePaulis
	Zachary Peters	Ryan Mickelson
	Ed Bonnell	Tony Siciliano

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

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Alternate Member, James Garigliano

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

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PRESENTATIONS:

45.-1-16.4: The American Babaji Yoga Sangam – Special Use for the development of a Religious Non-Profit Organization Cemetery located on Low Rd. in Grahamsville NY.

A Public Hearing Meeting Preceded this meeting on this Special Use.

After a short discussion regarding concerns, Chairman Phillip Coombe confirmed with the applicants that there will not be a house, mausoleum or structure of any kind. No headstones, only marker stones will be used. The parcel is limited to a size of 20x30, 600 square feet. Twenty-one maximum number of internments. A new map is needed with legend showing no new buildings, number of internments and markings with metes and bounds description.

Conditions list of requirements for Approval include:

- 1) Restrictive Covenant filed at County Office
- 2) Permanent Perimeter Markers
- 3) Maximum of 21 Internments
- 4) Existing Uses limited to current use of temple and proposed use of cemetery.

These conditions will be addressed in the resolution provided by Ken Klein and filed with the County Clerk.

A motion to **Approve** with the listed conditions was

Moved by: Planning Board Alternate Member, Forest Darder

Seconded by: Planning Board Member, Dave Forshay

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

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25.-1-33.13: Furman Ice Cream Stand – Special Use for the development of an Ice Cream Stand located on NYS Route 55 in Neversink, NY

Bob Botsford recused himself from the discussion as he owns property within 500ft of the proposed location. Zach Peters represented and discussed layout, landscaping, propane tanks, indoor and outdoor lighting, outdoor only tables and seating, sign location, footrail fencing, well location, water supply, storm retention management, public restroom, hook-up to public sewer and parking spaces.

A motion to **DECLARE LEAD AGENCY** was

Moved by: Planning Board Alternate Member, Eric Horton

Seconded by: Planning Board Member, Dave Forshay

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

A motion to **SCHEDULE A PUBIC HEARING FOR MAY 4, 2022** was

Moved by: Planning Board Alternate Member, Jim Garigliano

Seconded by: Planning Board Member, Forest Darder

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

OTHER: Parcel# 25.-1-62.5 – Unionville Mobile Home Park, Annual Park Permit Renewal for 2022

A short discussion presided regarding the annual permit renewal for the Unionville Mobile Home Park. Phil Coombe stated there were no issues and that the annual permit fee of \$20 was present and submitted to Keith Stryker.

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A motion to **APPROVE PERMIT RENEWAL** was

Moved by: Planning Board Alternate Member, Dave Forshay

Seconded by: Planning Board Member, Jim Garigliano

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

CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 8:23PM was

Moved by: Planning Board Member, Eric Horton

Seconded by: Planning Board Member, Bob Botsford

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

Respectfully submitted: Michelle Goodman, Clerk
(WS700269)

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