

**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.

<b>Board Members:</b>	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

<b>Other Officials:</b>	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:**

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**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 2<sup>nd</sup> 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."

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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**