

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

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

Planning Board Meeting

February 1, 2023

Page 2 of 5

**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** 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**

Planning Board Meeting

February 1, 2023

Page 3 of 5

**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** 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.

**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 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