

**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 2, 2022**

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

<b>Board Members:</b>	Philip Coombe III, Chairman	PRESENT
	Bob Botsford	ABSENT
	Walter Zeitschel	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	ABSENT

<b>Forest Darder</b>		<b>PRESENT</b>
	Andrew Schwartz	ABSENT
	James Schmidt, Alternate	ABSENT
	James Garigliano, Alternate	PRESENT

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

**Other Guests Present:**

A motion to **APPROVE** the minutes of the **JANUARY 5, 2022** was

**Moved by:** Planning Board Member, Forest Darder

**Seconded by:** Planning Board Alternate Member, James Garigliano

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

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**PRESENTATIONS:**

**35.-1-29.19: Lands of Mushyn – Major Subdivision Application** located at Pine Road in Woodbourne NY \*\*Would like to Subdivide one parcel from a larger parcel that was previously subdivided. Mike Woods, land surveyor was present to represent the application. The parcel was last subdivided in 2017. There are 37 acres left would like to take another 7.6acre lot. Tom Ward was out to do the Perc test and the report was submitted tonight. Since Mike just received the report the Perc test locations are not on the map. Mike mentioned that the Town code calls for 200ft of road frontage however this parcel has 150ft because Ms. Mushyn would like to keep it at 400ft at the road. The actual building area will be set back over 200ft and will meet the Town requirements. There was a short discussion regarding the full SEQR for the Major Subdivision.

A motion to **DECLARE LEAD AGENCY** was

**Moved by:** Planning Board Member, Forest Darder

**Seconded by:** Planning Board Member, Walter Zeitschel

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

The SEQR was read.

A motion to **DECLARE A NEGATIVE DECLARATION** was

**Moved by:** Planning Board Member, Walter Zeitschel

**Seconded by:** Planning Board Alternate Member, James Garigliano

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

There was a short discussion regarding a GML239. It was determined that it would not be needed in this case due to the parcel not being located on a county or state road and the agreement with the county that it would be a local determination.

A motion to **SCHEDULE A PUBLIC HEARING for March 2, 2022** was

**Moved by:** Planning Board Member, Eric Horton

**Seconded by:** Planning Board Alternate Member, James Garigliano

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

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**25.-1-33.13: Special Use Application an Ice Cream Stand Site Plan Review** located at State Rte 55 Neversink. Zack from MNTM surveyors & Engineering was present to represent the application. The proposed ice cream stand will be located on the lot closest to the Dollar General on State Rte. 55 in Neversink. It will be an approximately 800 sq ft building with a public restroom which would be open May through September. There will be 5 employees. There would be a concrete outdoor seating area with picnic tables for approximately 20 patrons. There was a discussion regarding the final map. The board would like to see locations of any retention basins as well as locations of dumpster, propane tanks, well, concrete parking ballards, signs, lighting and parking for 11 or 12 spaces. They would also like to see screening such as shrubbery and any fences. It will need a S.W.P.P review for storm water and a D.O.T. review for entrances, exits and sign locations. Of course, it will also need to meet D.O.H. and D.E.P. regulations. They also need to contact the Army Corps of Engineers regarding a small wetland located on the property. The board would also like a print out of the building sample. The Furman's who were also present said that it will be called "The Grahamsville Gorilla" which refers to local folk lore. Zach said they will work on the package and return sometime in the near future.

**OTHER:** A letter was sent by Ken Klein which was a response to a narrative sent by RIVIAN's Attorney, John Cappello, Esq. regarding the proposed glamping operation that they recently presented to the Planning Board. The narrative was regarding the uses that they are proposing and the town code. They were trying to combine two special uses ie: camp ground and hunting fishing camp but they also mentioned the possibility of having 200 – 300 guests per week which reads more like a resort which is not allowed in that zone. To change a zone area, they would have to reach out to the Town Board to see if they would entertain a change to the zoning law. There was then a short discussion with Ken and the Planning Board members regarding uses within the code and hypothetically any possibility of future P.U.D.D. (planned unit development district) areas which allow for consideration of unique projects but that is something that would have to go to the Town Board for their review.

**CORRESPONDENCE:**

**Letter:** A letter was received from Delaware Engineer the Engineer for the Spa. The letter explained that the septic work was completed. There was a slight change where the 4000gallon tank serves two buildings and a 2000gallon tank serves another. There was a short discussion regarding the occupancy numbers. The project was already approved but this was an update to the work that was required by the D.E.P. to move forward.

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**E-mail: NONE**

There being no further business before the Board, a motion to adjourn the meeting at 8:05 PM was

**Moved by:** Planning Board Member, Forest Darder

**Seconded by:** Planning Board Member, Eric Horton

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

Respectfully submitted:      Geri Gorton, Clerk  
(A263)

**Next regular meeting:      Wednesday, March 2, 2022 at 7:00PM**