

**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 5, 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	PRESENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	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 **DECEMBER 1, 2021** was

**Moved by:** Planning Board Member, Dave Forshay

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

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

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**PRESENTATIONS:**

**35.-1-8.4: Neversink General Store – Electric vehicle charging station proposal to amend an existing Site Plan and Special Use**

**\*\* PLEASE NOTE THE APPLICANT WAS NOT PRESENT AND THERE WERE NO UPDATES\*\***

**45.-1-16.12: The American Babaji Yoga Sangam – Sketch Plan Conference for the development of a Religious Non-Profit Organization Cemetery located next to 83 Low Rd., Grahamsville, NY (SBL#45.-1-16.4)**

**\*\* PLEASE NOTE THE POTENTIAL APPLICANT WAS NOT PRESENT\*\***

Keith Stryker gave the board an update. He said that they went to Anthony Siciliano to do the survey work needed for the cemetery plot that they are proposing.

**17.-1-28, 14.-1-5, 17.-1-27, 21.-1-4.1, 24.-1-4.2, 24.-1-5, 24.-1-7, & 24.-1-14.3: Rivian - Sketch Plan Conference for an Environmentally sustainable low impact Campground located at 1056 Hunter Rd. Claryville, NY**

**\*\* PLEASE NOTE THE POTENTIAL APPLICANT WAS NOT PRESENT \*\***

Keith Stryker provided Rivian with the Department of Health Regulations pertaining to campgrounds. Ric Coombe, Town Board Member and Ken Klein mentioned that Rivian has to set up an escrow account with the Town for at least \$10,000 if this project moves forward so that they can reimburse the Town for any consultation fees from the Engineer that the town retains services from and other outside consultants relating to this project as has been done in the past for large scale projects.

**27.-4-21: Cathy Russo – Informal Site Plan Conference regarding the use of the old hardware store located at 171 Main Street, Grahamsville NY Cathy Russo was present to represent the application. The LLC that she is involved with, Enchanted Valley, LLC. purchased the building. They would basically like to make the upstairs an apartment as it was used approximately 50 years ago and make the downstairs a space for lease by a business. Cathy said that they are approaching the Zoning Board for an area variance due to the building being pre-existing to**

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Zoning. There was a short discussion regarding the Hamlet Zone and how most of the buildings fall into the same category. The Board gave Cathy positive feedback.

**OTHER:**

**CORRESPONDENCE:**

**Letter: NONE**

**E-mail: NONE**

There being no further business before the Board, a motion to adjourn the meeting at 7:55 PM was

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

**Seconded by:** Planning Board Member, Dave Forshay

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

Respectfully submitted: Geri Gorton, Clerk

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