

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

**MEETING MINUTES**

**June 1, 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.

<b>Board Members:</b>	Philip Coombe III, Chairman	PRESENT
	Bob Botsford	PRESENT
	Walter Zeitschel	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	ABSENT
	James Schmidt, Alternate	ABSENT
	James Garigliano, Alternate	ABSENT

<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:** Geri Gorton, Assessor Clerk

A motion to **APPROVE** the minutes of the **May 4, 2022** meeting was

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

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

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

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

**PRESENTATIONS:**

**13.-A-1-7 & 13.A-1-6: Eighty-Eight Collective, LLC – Lot Improvement** located on 57 Church Rd in Livingston Manor, NY

Chairman Phil Coombe III introduced Brendon Nicholas, the applicant and owner of both properties to the Planning Board. Phil explained that this is an incomplete application because the large maps were not included in the presentation, nor any input from a surveyor. Phil asked what Brendon's specific plans were with the lot improvement. Brendon stated that the properties are located in Willowemoc, were previously sub-divided in 1974, and that his intentions are to combine the two lots. A small map was made available to the board to suffice for the time being. Clarification was made that Brendon Nicholas represents Eighty-Eight Collective, LLC. Brendon pointed out that the lots being referenced are lots 6 & 7 on the map. He mentioned that there is a pole barn situated on one of the lots. Keith Stryker explained that Brendon owns all of the yellow highlighted property on the map, part of which extends over to Rockland County, which isn't the town's concern. He pointed out that the house shown on the map was taken down and is no longer there.

Geri Gorton spoke out on behalf of the Assessor's Office stating that Brendon came to the assessor's office with the intent to proceed with a lot combo, but found he could not. His application was kicked-back because according to the county, since there was a pre-existing sub-division, Brendan had to apply for a lot improvement instead. Ken Klein stated that this was a new position on the county's part, and that it wasn't always this way. Keith Stryker said that the properties are in a 2 acre zone, and that both are below that at this point. Combined, they will be about 2.77 acres as a single conforming lot.

Phil Coombe did not see any reason why the lot improvement didn't qualify for approval, except for the lack of a large lot improvement map.

A motion to **APPROVE** subject to the submission of a lot improvement map was

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

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

**Approved by UNANIMOUS** vote: **AYES:5 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**

**OTHER: Parcel#44.-1-16 Neversink Mobile Home Park LLC, Annual Park Permit Renewal for 2022** located at State Route 42 and Hillside Drive in Grahamsville, NY

Phil Coombe III confirmed that a check was received for the Mobile Park Permit Renewal fee. Keith Stryker confirmed that he had completed an inspection there, at that it was deemed in overall satisfactory condition. Units appear to be in acceptable condition, with no recommendations at this time.

A motion to **APPROVE** was

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

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

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

Respectfully submitted: Michelle Goodman, Clerk  
(PBMTG6122)

**Next regular meeting: Wednesday, July 6, 2022 at 7:00PM**