

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

MEETING MINUTES

May 3, 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	PRESENT
	Dave Forshay	ABSENT
	Forest Darder	ABSENT
	Andrew Schwartz	ABSENT
	James Schmidt, Alternate	ABSENT
	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:	Michael Packer, P.L.S.
	Kathy and Larry Watson
	David Brittenham

A motion to **APPROVE** the Regular and Public Hearing Minutes of the **March 1, 2023** meeting was

Moved by: Planning Board Member, Walt Zeitschel
Seconded by: Planning Board Member, Bob Botsford
Approved by UNANIMOUS vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

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PRESENTATIONS:

8.-1-3 & 2.-1-24: Keriland Inc and Rinky Dink Sportsman Club, Inc. - Lot Improvement –
located at 404 Pole Rd, Livingston Manor

Chairman Phil Coombe III began the meeting with a request for all to please keep Planning Board Member Dave Forshay in their thoughts and prayers in his absence, as he is currently not well. Phil read aloud the agenda, and then introduced Land Surveyor Michael Packer, who was present to represent Keriland Inc. to the board. Jim Garigliano recused himself from the meeting due to a parent parcel conflict. Mr. Packer explained that Rinky Dink Sportsman Club Inc. had encroachments on Keriland Property. He stated that there are existing buildings “that have gone over top”. He added that Keriland Inc. is going to convey .47 acres to Rinky Dink Sportsman Club, Inc., moving the lot line out and around an adjacent parcel (2.-1-25) that was not part of the lot improvement. Clearing of any rights, title, and interest on the adjacent parcel would be the club’s responsibility. Keriland would execute a quitclaim deed, leaving them free of any and all liabilities in relation to the parcel. The Planning Board, Michael Packer and Town Attorney Ken Klein referenced the survey map and discussed the specific location of the lot line change.

Ken Klein addressed the three members of the community that were present for the meeting. He explained that a Lot Improvement is an exception in our subdivision regulation, and that this presentation meets the criteria of what constitutes the definition of a lot improvement - in that it does not create any new lots, and the shifting of the lot line in terms of land ownership does not create any greater non-conforming lots. This Lot Improvement is essentially adding about ½ an acre to an existing 1/3 of an acre owned by Rinky Dink Sportsman Club, and has no bearing or relevance to Keriland’s previously proposed development or subdivision. Phil added that those plans are dormant at this time. Ken stated “the ball is in their court”, and “Keriland would have to come back on the agenda” if they were to continue.

Chairman Phil Coombe read aloud a letter dated March 27, 2023 addressed to the Town of Neversink Planning Board from Trevor Metakes, secretary of Rinky Dink Sportman Club. The letter was to inform the board of a transfer of .47 acres of land from Keriland Inc.

Bob Botsford asked for specifics on the adjacent parcel which was not part of the Lot Improvement that had been mentioned earlier in the meeting. Michael Packer explained that the parcel is claimed with two deeds on record. He added that there was a long history on the parcel beginning with a sole owner selling off and taking back many parts over many years, that would require title work to sort out.

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Phil Coombe asked where the entrance was to the club. Michael Packer stated that there wasn't an actual existing driveway, and that the club members would pull in from several areas. Bob Botsford asked about the existing bridge and if there was a right-of-way to it. It was said there is not.

A motion to **APPROVE** was

Moved by: Planning Board Member, Eric Horton

Seconded by: Planning Board Member, Walt Zeitschel

Approved by UNANIMOUS vote: AYES: 4 NAYS: 0 RECUSE: 1

Jim Garigliano rejoined the meeting.

OTHER:

CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:18PM was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Chairman, Phil Coombe

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

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG050323)

Next regular meeting: Wednesday, June 7, 2023 at 7:00PM