

**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 4, 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	ABSENT
	Walter Zeitschel	PRESENT
	Eric Horton	ABSENT
	Dave Forshay	PRESENT
	Forest Darder	ABSENT
	Andrew Schwartz	ABSENT
	James Schmidt, Alternate	PRESENT
	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

<b>Other Guests Present:</b>	Ryan Mickelson	Bob Mickelson
	Zachary Peters	

A motion to **APPROVE** the minutes of the **April 6, 2022** meeting was

**Moved by:** Planning Board Alternate Member, James Schmidt

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

**Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1**

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**PRESENTATIONS:**

**25.-1-33.13: Furman Ice Cream Stand – Special Use for the development of an Ice Cream Stand** located on NYS Route 55 in Neversink, NY

Chairman Phil Coombe III stated that the town is waiting to hear from the county regarding the approval of the GML239 request. Zachary Peters of MNTM introduced the company as the Engineers for the applicant. He gave an update on location, layout details, parking area, NYC DEP acknowledgment for proposed public water supply well, connection to the DEP sewer and SWPPP. DEP waiting on SEQR for final review. DOT correspondence having no issues, although there were initial concerns regarding the placement of a stop sign and stop bar, neither of which will be installed. The lighting footprint has been finalized. Low level Dark Sky lighting that will automatically switch on around dusk will be implemented. It will be on at closing time, but will not remain on all night.

Walt Zeitschel mentioned that he was not present for the last meeting and missed discussion on signage. Review of location, and landscaping surrounding details on the free-standing sign were discussed. Phil Coombe asked if the dimensions of the sign that will be installed on the building will fit the code. Zachary Peters stated that the final design has not been completed as of yet, but that they will meet the requirements.

Phil Coombe suggested down lighting to work with Keith Stryker so that they do not need to come back for that, as long as it meets Zoning requirements.

The **SEQR** was read:

A Negative Declaration was

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

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

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

A motion to **APPROVE** contingent upon approvals on DOT/GML239/SWPP/Signage/ final maps provided by Zachary Peters, and Phil Coombe has signed off on all was

**Moved by:** Planning Board Member, James Schmidt

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

Planning Board Meeting

May 4, 2022

Page 2 of 3

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

**\*\*THE APPLICANT WAS NOT PRESENT. NO DECISION CAN BE MADE WITHOUT REPRESENTATION. \*\***

**OTHER:** Received education updates. A short discussion regarding Kerilands took place.

**CORRESPONDENCE: NONE**

**E-mail: NONE**

A motion to **ADJOURN** was

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

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

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

Respectfully submitted:       Michelle Goodman, Clerk  
(C271)

**Next regular meeting:       Wednesday, June 1, 2022 at 7:00PM**