

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

MEETING MINUTES

October 5, 2022

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	ABSENT
	Dave Forshay	PRESENT
	Forest Darder	ABSENT
	Andrew Schwartz	ABSENT
	James Schmidt, Alternate	ABSENT
	James Garigliano, Alternate	ABSENT

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

Other Guests Present: Anthony Siciliano, LS, P.C., Licensed Land Surveyor
Michael Woods, P.L.S.

A motion to **APPROVE** the minutes of the **September 7, 2022** meeting was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Walter Zeitschel

Approved by UNANIMOUS vote: AYES: 4 NAYS: 0 ABSTAIN:

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PRESENTATIONS:

36.-1-3.4: Stephanie Pennino - Special Use for the development of a small dog training facility (A Dogs Life Camp and Spa) - located on 211 Thunder Hill Rd, Neversink

Phil Coombe introduced Stephanie Pennino and Carla Barbano, owners of A Dogs Life Camp and Spa. Stephanie explained their intentions to continue their business which was previously located in Middletown, NY since 2001. Services, including boarding and training would take place at the new location on Thunder Hill Rd. Because the parcel is located in the RS zone - which requires a minimum of 5 Acres, Stephanie Pennino will have to obtain a Site Plan as the parcel is short ½ acre at a total of 4.5 acres. Phil Coombe explained that Stephanie and Carla must come back with the Site Plan which shows the setbacks and boundary of the property, the location of every improvement including where fencing will go, run-outs for the dogs, parking, screening, lighting, training space and housing. Said Site Plan will also need to be presented to the Zoning Board of Appeals. The board gave positive feedback looking forward to having the applicants back in the near future.

**31.-1-5.1: Sarah Curry - Major Subdivision - located on 7756 State Route 55, Neversink
Would like to Subdivide one parcel from a larger parcel that was previously subdivided.

Phil Coombe welcomed Michael Woods to the meeting. Mr. Woods introduced himself to the board and stated that he was present on behalf of Sarah Curry who owns 28 acres on Route 55, just West of where Coleman's store used to be. He explained that what was being represented to the board was a two-lot residential subdivision that would involve removing a 5 acre parcel from the existing 28 acres, leaving Sarah Curry with 23 acres. The zoning for this area specifies a minimum frontage of 200 feet, we have 220.. minimum acreage is 3 acres, and we have 5. Both parcels have dwellings, septic systems and wells.

Phil Coombe questioned the previous subdivisions. There was a short discussion covering the prior subdivisions and the logistics as to why this proposal is considered a major subdivision. Keith Stryker, Michael Woods and Bob Botsford discussed the zoning and whether it was zoned as RS or RR3. Mike Woods stated that a map from 2008 shows the split at Chestnut Creek. Specifically zoned as RS North of Chestnut Creek and zoned RR3 South of Chestnut Creek. The current Map only shows the Zoning District as RR3. It was agreed upon that the property is located in the AG District. A GML239 request is required and will be submitted.

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A motion to **Declare Lead Agency** was

Moved by: Planning Board Member, Bob Botsford
Seconded by: Planning Board Member, Dave Forshay
Approved by UNANIMOUS vote: **AYES: 4 NAYS: 0 ABSTAIN: 0**

A motion to **Refer to the County and Schedule a Public Hearing for Wednesday, November 2, 2022** was

Moved by: Planning Board Member, Dave Forshay
Seconded by: Planning Board Member, Phil Coombe III
Approved by UNANIMOUS vote: **AYES: 4 NAYS: 0 ABSTAIN: 0**

44.-1-1.4: Greg & Donna Carr: Lot Improvement – located on 198 Skyline Drive, Woodbourne

Anthony Siciliano represented Greg and Donna Carr. He explained that the Carr's own the last two lots on Skyline Drive and that they would like to reconfigure them. They would like their house to sit on a total of 4.02 acres, taking .95 acres out of their neighboring lot, which they also own. Phil Coombe asked if the zoning called for 2 acres. Anthony Siciliano confirmed, that the property is in the RS Zone. A short discussion was had covering lot lines, the cul-de-sac and noting road dedication on the map with the town.

A motion to **Approve** was

Moved by: Planning Board Member, Dave Forshay
Seconded by: Planning Board Member, Walt Zeitschel
Approved by UNANIMOUS vote: **AYES: 4 NAYS: 0 ABSTAIN: 0**

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OTHER: Anthony Siciliano mentioned to Ken Klein that he was still waiting on a follow-up on a letter requested of him regarding the **AMERICAN BABAJI YOGA SANGAM**. Ken Klein said that he emailed the resolution to the Planning Board Clerk today. It would then need to be emailed to the owner and also to Anthony Siciliano.

CORRESPONDENCE: NONE

E-mail: NONE

A motion to **ADJOURN** was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Walter Zeitschel

Approved by UNANIMOUS vote: **AYES: 4 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG10522)

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