

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

**MEETING MINUTES**

**APRIL 5, 2017**

The regular meeting of the Town of Neversink Planning Board was called to order at 7:04 PM by Chairman James Stangel with the Pledge of Allegiance.

<b>Board Members Present:</b>	James Stangel, Chairman	PRESENT
	Andrew Schwartz	PRESENT
	Phil Coombe III	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	PRESENT
	Ronnie Van Aken	PRESENT
	Bob Botsford	PRESENT
	Forest Darder, Alternate	PRESENT
	Tom Ambrosino, Alternate	ABSENT
 <b>Other Officials:</b>	Ken Klein, Esq., Town Attorney	PRESENT
	Keith Stryker, Code Enforcement Officer	ABSENT
	Michael Brooks, Town Board Representative	PRESENT
	Ric Coombe, Town Board Member	PRESENT

**Other Guests Present:**

A motion to **APPROVE** the minutes of the MARCH 1, 2017 meeting

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

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

**Approved by UNANIMOUS** vote: AYES 8 NAYS 0

**PRESENTATIONS:**

**35.-1-18 – Carolyn McGlynn** – Special Use Preliminary discussion. – Would like to start a dog daycare / boarding to be located at 7401 St. Rte 55, Neversink Ms. McGlynn brought a pro-type of the kennel design built by the students at Tri-Valley. She would be installing a building with 6 kennels with indoor outdoor access for the dogs in the location on the property where the trailer is currently located. She would like to have an extra kennel available for emergencies only. She had a sample contract that would be used indicating that all dogs would have to be vaccinated and veterinarian information would need to be on file. She is aware that she needs 5

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acres and has made an agreement with a land owner to purchase a small parcel that borders it to make it 5 acres. She would be putting the kennels in the RS zone section of the parcel. She would like to use the old daycare building as the office and grooming rooms. It is a permitted special use in the RS zone. She has already discussed the project with Keith and is aware of the zoning regulations. The board would like to see a formal application with a survey and an engineer sketch of the project building location which needs to meet the setbacks for the RS zone. The project would be adjacent to Route 55 and it has another entry via Schumway Rd. The only thing that the majority of the board thought would be a problem was the barking. Lynn said she is already looking into sound proofing and the dogs would be far enough away from the neighbors' houses and she provided a signature sheet signed by 48 neighbors of the facility and residents of the town in favor of the kennels. She would need to do a lot improvement once the smaller piece is purchased to make it over 5 acres. There was a suggestion that she should make the approval be a contingency of the purchase of the property so that she is not bound to the sale if for some reason it was not approved. She would need a public hearing. Since this was a preliminary discussion no motion was needed.

**25.-1-11.3** – **Robert Doherty** – Special Use Permit - Change in use from a café and market to a wholesale meat processing facility to be located at 7991 St. Rte. 55, Grahamsville Mr. Doherty did not appear.

**OTHER:** None

**CORRESPONDENCE:** None

There being no further business before the Board, a motion to adjourn the meeting at 7:44 PM was made.

**Moved by:** Planning Board Member, Bob Botsford  
**Seconded by:** Planning Board Member, Andrew Schwartz  
**Approved by** UNANIMOUS vote: AYES 8 NAYS 0

Respectfully submitted: Geri Gorton, Clerk  
(A162)

**Next regular meeting: Wednesday, MAY 3, 2017 at 7:00PM**