

**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 4, 2018

The regular meeting of the Town of Neversink Planning Board was conducted at the Town Hall. The meeting was called to order at 7:02 PM by Chairman Jim Stangel with the Pledge of Allegiance.

Board Members Present:	James Stangel, Chairman	PRESENT
	Andrew Schwartz	PRESENT
	Phil Coombe III	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	PRESENT
	Bob Botsford	PRESENT
	Forest Darder	PRESENT
	Walter Zeitchel, Alternate	PRESENT
	James Schmidt, Alternate	PRESENT

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

Other Guests Present:

A motion to **APPROVE** the minutes of the **JANUARY 3, 2017** meeting was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Phil Coombe, III

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 2

PRESENTATIONS:

34.-1-1.2 - Camp Aleksander - Renewal of Special Use located on Smith Rd. in Parksvlle NY Paula Kay, Esq. was present to represent Camp Aleksander. Eric Horton recued himself because he works with Paula at the Town of Thompson. The board was provided a letter from Keith Stryker, Code Enforcement Officer, dated March 16th stating that there have been no complaints or issues with the camp and he recommends approval. This is the third time they are returning to the board since their approval in 2015. Paula suggested that they return every 3 years to appear before the board. If Keith gets any complaints the board will be notified. A motion to approve the site plan renewal for a 3 year period was

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Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Phil Coombe III

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

27.-2-1 – **Dave Trestyn** – Special Use – Assembly Space to be located at 304 Main St., Grahamsville NY. Dave put the locations of the trash, well and the exits on the building on the Pictometry map of the parcel. A motion to approve with the conditions that the hours should be Sunday through Thursday 11pm and Friday and Saturday no later than Midnight was

Moved by: Planning Board Member, Phil Coombe, III

Seconded by: Planning Board Member, Bob Botsford

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 2

45.-1-2.13 & 40.-1-22.1 – **Charles Van Nostrand** - Lot Improvement located at Forest Rd. Grahamsville, NY Christopher Gray was present from Brooks and Brooks Land Surveyors, P.C. to represent the application. There is an encroachment of a shed on the property. The board would like to see an additional footage added to Charlie's parcel in order for the lot improvement to comply with the 25ft side line requirement for the shed in the zoning before the approval.

40.-1-22.1 – **Robert Towne & Margaret Fainer** – 2 Lot Subdivision – Located on Forest Rd. Grahamsville NY Christopher Gray was present from Brooks and Brooks Land Surveyors, P.C. to represent the application. The applicants will retain a 7.53 acre lot and the NYC DEP will be purchasing the remaining 61 acres. The decision would be contingent on favorable perc test results. Perc Test results will be ready for the next meeting. A motion to declare lead agency was

Moved by: Planning Board Member, Phil Coombe, III

Seconded by: Planning Board Member, Eric Horton

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 2

The SEQR was read and a motion to declare a negative declaration was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Andrew Schwartz

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 2

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A motion to schedule a Public Hearing for May 2nd, 2018 was

Moved by: Planning Board Member, Dave Forshay
Seconded by: Planning Board Member, Andrew Schwartz
Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 2

36.-1-18 – **Barbara Stewart** - 2 Lot Subdivision- Located at 214 Mutton Hill Rd. Anthony Siciliano L.S. was present to represent the applicants. A request for a waiver and variation was filed for the perc test on lot 3B due to there being a septic already present. After a short discussion a motion to declare lead agency was

Moved by: Planning Board Member, Phil Coombe, III
Seconded by: Planning Board Member, Dave Forshay
Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 2

The SEQR was read and a motion to declare a negative declaration was

Moved by: Planning Board Member, Eric Horton
Seconded by: Planning Board Member, Dave Forshay
Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 2

The board asked that the location of the septic and perc test be indicated on the final map.

A motion to schedule a public hearing was

Moved by: Planning Board Member, Dave Forshay
Seconded by: Planning Board Member, Forest Darder
Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 2

OTHER:

25.-1-62.3 - **Roadside Rest Trailer Park yearly permit renewal** After a short discussion a motion to approve renewal of the permit was

Moved by: Planning Board Member, Phil Coombe, III
Seconded by: Planning Board Member, Eric Horton
Approved by UNANIMOUS vote: AYES 7 NAYS 0 ABSTAIN 2

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44.-1-16 – Neversink Mobile Home Park, LLC yearly permit renewal After a short discussion a motion to approve renewal of the permit was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Phil Coombe, III

Approved by UNANIMOUS vote: AYES 7 NAYS 0 ABSTAIN 2

25.-1-33.14 – Primax Properties now Sea Mountain Ventures – This was a discussion regarding a change to the approved site plan and the lighting on the outside of the building. It was agreed that the outside lighting on the building was going to be goose necks like on the sign. There were two extra bollards in the front of the building which the board liked. They would like to see two extra bollards in front of the propane tank in the rear of the building which was not on the original site plan. When the new site plan is done the board would like to see any changes highlighted. There was also a comment on the newest site plan indicating revisions resulting from comments made by “P.C.I.” The board would like to know who “P.C.I.” is and what the comments were.

30.-1-39.1 - Neversink Spa and Resort Discussion regarding if they are going to start over. After discussing the application it was decided that Ken Klein will draft a letter on Planning Board letterhead, Jim will sign it indicating the board’s stance on the application status. A motion for Ken to draft the letter was

Moved by: Planning Board Member, Phil Coombe, III

Seconded by: Planning Board Member, Dave Forshay

Approved by UNANIMOUS vote: AYES 7 NAYS 0 ABSTAIN 2

CORRESPONDENCE: None

There being no further business before the Board, a motion to adjourn the meeting at 8:45 PM was made.

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Andrew Schwartz

Approved by UNANIMOUS vote: AYES 7 NAYS 0 ABSTAIN 2

Respectfully submitted: Geri Gorton, Clerk
(B187)

**Next regular meeting: Wednesday, MAY 2, 2018 at 7:00PM
AT THE TOWN HALL**

Planning Board Meeting

APRIL 4, 2018

Page 4 of 4