

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

MEETING MINUTES

DECEMBER 6, 2017

The regular meeting of the Town of Neversink Planning Board was conducted at the Tri-Valley High School Theater. The meeting was called to order at 7:04 PM by Chairman Jim Stangel with the Pledge of Allegiance.

Board Members Present:	James Stangel, Chairman	PRESENT
	Andrew Schwartz	PRESENT
	Phil Coombe III	ABSENT
	Eric Horton	PRESENT
	Dave Forshay	ABSENT
	Bob Botsford	PRESENT
	Forest Darder	ABSENT
	VACANT, Alternate	
	VACANT, Alternate	
Other Officials:	Ken Klein, Esq., Town Attorney	PRESENT
	Keith Stryker, Code Enforcement Officer	PRESENT
	Michael Brooks, Town Board Representative	PRESENT

Other Guests Present: members of the community

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

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Eric Horton

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

PRESENTATIONS:

34.-1-4 - Mike and Joanne Dean – 2 Lot Subdivision on Aden Rd. Parksville NY Mike and Joanne were present to represent their application. Jim pointed out that since the parcel is currently owned by Mike and Joanne Dean as well as Sean and Dawn Boyes they need to sign the owners' authorization as well. There is a court order to subdivide this property between family members. Since this is a subdivision the perc and deep-hole test needs to be done for both lots. Any subdivision in the Town of Neversink is required to have the deep-hole and perc tests done by an engineer. The SEQR mentions wetlands and threatened and endangered species on or around the

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parcel. Need to contact the DEC to see if they know what it is. Ken said that if no one can prove what it is and there is no visual proof then we cannot expect Mike and Joanne to do much more. They will contact the DEC. The location of the spring needs to be marked on the map. Deeded spring rights stay with the parcel it serves. There is only 74 ft of road frontage for access and they need 100ft. The side line for the sap house does not conform to zoning so they would need to go to the ZBA for an area variance for relief. We will need a copy of the court order for the file. Once he gets the Variance they will need to come back to the Planning board.

25.-1-33.14 – **Primax Properties** – Site Plan Review – Proposed retail store in the Hamlet district to be located on State Route 55, Neversink NY. Adam Sellner, Primax representative and Zackary Peters, MNTM Representative were present. There were 3 letters received from the DEP one regarding sewer and 2 for the approval of the SWPP. Zach just sent out a response to them today letting them know that the areas in question were addressed. There was also a letter received by them from the NYS DOT addressing some concerns regarding pavement and the entrance. They have also been addressed and changes were made to the site plan. Three parts of the highway permits are still needed to be completed. Jim mentioned the suggestion from the GML239 review by the county regarding a surety bond for the upkeep of the landscaping. Primax would provide a quote which may have to go to the town engineer for review. The bond amount would be subject to Town Board review. Primax upgraded the garbage enclosure to be a wood framed structure on three sides with wood doors with an area for the cardboard storage cart area. Bob brought up a concrete base around the bottom about 16” but Zach thought that bollards on the outside front corners will be sufficient. Eric brought up the sign. Zack confirmed the stone base and after some discussion Adam introduced a new sign that is a dark back ground with yellow letters and goose neck down lighting instead of internal lighting and the stone base. Zach will need to put the final sign design on the site plan. There was some discussion on how long the lights stay on. All lights except the ones on the building will go off one hour after the store closes. We still need a DEP response and the sign results from Adam and Zach. We will give them a general consensus of the elevation choice within a week. There was a question regarding irrigation. Yes there is on the sod. Jim made Adam aware of the winter meeting cancellation procedure, just in case.

OTHER:

CORRESPONDENCE: None

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There being no further business before the Board, a motion to adjourn the meeting at 8:48 PM was made.

Moved by: Planning Board Member, Bob Botsford
Seconded by: Planning Board Member, Andrew Schwartz
Approved by UNANIMOUS vote: AYES 4 NAYS 0 ABSTAIN

Respectfully submitted: Geri Gorton, Clerk
(B182)

**Next regular meeting: Wednesday, JANUARY 3, 2018 at 7:00PM
AT THE TOWN HALL**