

**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 7, 2016

The regular meeting of the Town of Neversink Planning Board was called to order at 7:05 PM by Chairman James 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	ABSENT
	Ronnie Van Aken	ABSENT
	Bob Botsford	PRESENT
	Tom Ambrosino, Alternate	ABSENT

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

Other Guests Present: J.T. Ruhlin

A motion to **APPROVE** the minutes of the November 7, 2016 meeting

Moved by: Planning Board Member, Phil Coombe III
Seconded by: Planning Board Member, Bob Botsford
Approved by UNANIMOUS vote: AYES 5 NAYS 0

PRESENTATIONS:

27.-2-1 – DAVID TRESTYN - Preliminary discussion for a special use application for a music hall on Main Street Grahamsville. The area that would be affected in the building is 22x56 with 12ft high ceilings. There is an existing 10ft stage. His plan would be to be open no later than 11pm from May through October. It would be used as a rehearsal space for musicians and gallery space for local artists. There are two studio apartments that he would rent out. He would like to use the municipal parking lot. There will never be a bar but he may serve coffee and other beverages in the future. It has always been a mixed use building utilized as a dance hall and church among other uses historically. There was some discussion and the board gave insight as to needing sound proofing, annual renewals based on feedback from neighbors. He would need official plans drawn up by an architect or some other design professional.

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Then he would have to come back with an application packet. He may have some setback issues and need to go to the ZBA to address them and the parking issues. Since this was a preliminary discussion there was no need for a vote.

35.-1-29.19- THOMAS MUSHYN TO JAMES RUHLIN - A preliminary discussion for a subdivision application. He is looking to subdivide 4 acres from Thomas Mushyn and is researching the process before submitting the actual application. After a long discussion it was determined that he would need to submit a major subdivision application because the lot that that he wants to take the 4 acres from was part of a major subdivision after zoning was implemented. He will need to coordinate the deep hole perc test with the DEP since the property is in the watershed. He would also need a survey of the entire parent parcel. Since this was a preliminary discussion there was no need for a vote.

25.-1-33.14 & 25.-1-33.1 – **ROBERT MICKELSON** A preliminary discussion for a lot improvement application. There is a buyer that made a deposit on lot 6 and because of some DEP rules they would need an extra 75 feet. Since it will not affect the conformity of the lots the board said to come in with the map next month. Since this was a preliminary discussion there was no need for a vote.

OTHER INFORMATION DISCUSSED:

THE ROADSIDE REST MOBILE HOME PARK – Keith said the mobile home park passed all inspections and the permit was renewed.

RIGHT TO FARM – Keith went to a training that involved the agricultural district and the right to farm laws. Keith submitted some a new form required to comply with the laws for the application packets. The new Agricultural Data Statement forms should be put into applications such as special use permits, site plan reviews, subdivisions, or use variances that would require a municipal review within 500 feet of a parcel containing a farm operation. The applicant fills out the form and Geri would have to mail them to the affected properties notifying them of the application. Geri will update the packets.

NEVERSINK SPA & RESORT – A letter was sent by Keith and the DEP but there was no response to either letter. If there were any changes to topography Glenn Smith would need to review the changes. Then the applicants would need to submit the changes in the site plan to the planning board. Another public hearing would be necessary.

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CORRESPONDENCE: None

There being no further business before the Board, a motion to adjourn the meeting at 8:13 PM was made.

Moved by: Planning Board Member, Bob Botsford
Seconded by: Planning Board Member, Andrew Schwartz
Approved by UNANIMOUS vote: AYES 5 NAYS 0

Respectfully submitted: Geri Gorton, Clerk
(A151)

Next regular meeting: Wednesday, January 4, 2017 at 7:00PM