

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

MEETING MINUTES

JANUARY 3, 2018

The regular meeting of the Town of Neversink Planning Board was conducted at the Town Hall. The meeting was called to order at 7:08 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
	Walter Zeitchel, Alternate	PRESENT
	VACANT, Alternate	

Other Officials:	Ken Klein, Esq., Town Attorney	PRESENT
	Keith Stryker, Code Enforcement Officer	PRESENT
	Michael Brooks, Town Board Representative	PRESENT
	Chris Mathews, Supervisor	
	Keith Zanetti, Councilman	
	Ric Coombe, Councilman	

Other Guests Present: member of the press

A motion to **APPROVE** the minutes of the **DECEMBER 6, 2017** meeting was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Andrew Schwartz

Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

PRESENTATIONS:

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. The Planning Board received all approvals from the DEP, the Dept.of Health and the DEC. Zach mentioned that the changes regarding the sign were now noted on the site plan. There were no unresolved issues with the

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Town Engineer, Glenn Smith. Jim read the resolution provided by Ken Klein for approval by the board. A motion to approve the Special Use was and declared the resolution duly adopted by a motion that was

Moved by: Planning Board Member, James Stangel
Seconded by: Planning Board Member, Bob Botsford
Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

27.-2-1 – **Dave Trestyn** – Area Variance – Assembly Space to be located at 304 Main St., Grahamsville NY. Paul Lounsbury was present to represent the application as Mr. Trestyn is out of town. Mr. Trestyn appeared before the Zoning Board of Appeals for a public hearing concerning an area variance and was approved for said variance at the December 19, 2017 ZBA meeting. There was a discussion regarding items that the board would like to see on an actual sketch plan for the special use. These items were:

1. Hours of Operation (needs to commit to actual hours) Bob suggested Sunday - Thursday max of 10 or 11pm Friday & Saturday max of midnight.
2. Well location
3. Garbage location
4. Entrance and exit locations
5. Walkways
6. Measurements of property lines

A motion to declare lead agency was

Moved by: Planning Board Member, Eric Horton
Seconded by: Planning Board Member, Bob Botsford
Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

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

Moved by: Planning Board Member, Andrew Schwartz
Seconded by: Planning Board Member, Eric Horton
Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

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A motion to schedule a public hearing was

Moved by: Planning Board Member, Eric Horton

Seconded by: Planning Board Member, Bob Botsford

Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

The board needs the sketch plan by the next meeting. He can use the Pictometry image with the requested items indicated on it.

34.-1-4 - Mike and Joanne Dean – Area variance for a 2 Lot Subdivision on Aden Rd. Parksville NY There was still work to be done on the application such as perc. and deep-hole tests. They are still in front of the ZBA for an area variance so they did not come to this meeting.

OTHER:

Jim will not be able to attend the July 2018 meeting.

CORRESPONDENCE: None

There being no further business before the Board, a motion to adjourn the meeting at 8:51 PM was made.

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, Eric Horton

Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN

Respectfully submitted: Geri Gorton, Clerk
(B184)

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