

**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 6, 2021**

The regular meeting of the Town of Neversink Planning Board was called to order at 7:11 PM by Chairman Phil Coombe III with the Pledge of Allegiance.

<b>Board Members:</b>	Philip Coombe III, Chairman	PRESENT
	Bob Botsford	PRESENT
	Walter Zeitschel	PRESENT
	Eric Horton	ABSENT
	Dave Forshay	PRESENT
	Forest Darder	ABSENT
	Andrew Schwartz	ABSENT
	James Schmidt, Alternate	PRESENT
	Alternate	VACANT

<b>Other Officials:</b>	Keith Stryker, Code Enforcement Officer	PRESENT
	Ken Klein Esq., Town Attorney	PRESENT

**Members of the Community: None**

A motion to **APPROVE** the minutes of the **DECEMBER 2, 2020** was

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

**Seconded by:** Planning Board Member, Walter Zeitschel

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

**PRESENTATIONS:**

**30.-1-39.1: FSH Lodge at Neversink, LLC** Site Plan Review for Health Spa Located at 7491 State Rte. 55 Neversink NY Mike Aiello was present to represent the application. We are still waiting for the reply to the GML239 from the county. Ken Klein stated that if there is no response from the County within 30 days the board is not bound to wait on a GML239 approval. Mike Aiello stated that he submitted a letter to the DEP requesting the use of the existing septic systems, confirmation that the septic system designs are grandfathered, and authorization to use the existing system in the interim with the intent to start with the design and approvals of a new

Planning Board Meeting

FEBRUARY 3, 2021

Page 1 of 3

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

system through the CWC. He presented the Board with a hardcopy of the letter and all backup that was sent to the DEP. Old Pool will be filled in and a new pool will be placed in a different area. Question about putting the conditions that were put in place from last applicants if they should be listed on the site plan as notes? Ken said that they should be listed in the approval resolution not necessary to be on the site plan map. There was a discussion about the SEQR if it should be read now at this meeting or at the public hearing meeting. Phil suggested waiting until the next meeting since we are waiting for the response from the DEP and Mike has to review the response that was received from Glenn Smith and now Glen Smith will need to review the letter that was sent to the DEP by Mike. The Clerk will forward the letter to the DEP to Glenn in the morning. There may be changes to the SEQR based on Glenn's feedback. Mike said that he can do that by the end of the week.

A motion to **SCHEDULE THE PUBLIC HEARING** for February 3, 2021 was

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

**Seconded by:** Planning Board Member, Walter Zeitschel

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

**40.-1-21.19, 40.-1-21.18, & 40.-1-21.17** –**Rebecca Mierop** – Lot Improvement located on Rennison and Forest Rds. Anthony Siciliano was present to represent the application. After a short discussion regarding how three lots will become two by doing away with the center lot that currently exists a motion to **APPROVE** the Lot Improvement was

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

**Seconded by:** Planning Board Member, Bob Botsford

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

**OTHER:**

**NEVERSINK MOBILE HOME PARK, LLC- Annual Permit Renewal** - Keith said that most of the mobile homes are now park owned. Three are still privately owned. A motion to **APPROVE** the permit renewal was

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

**Seconded by:** Planning Board Member, Walter Zeitschel

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

