

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

MEETING MINUTES

JULY 5, 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 7:13 PM by Chairman James 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
	Ronnie Van Aken	ABSENT
	Bob Botsford	PRESENT
	Forest Darder, Alternate	ABSENT
	Tom Ambrosino, Alternate	ABSENT

Other Officials:	Ken Klein, Esq., Town Attorney	PRESENT
	Keith Stryker, Code Enforcement Officer	PRESENT
	Michael Brooks, Town Board Representative	ABSENT
	(Chris Mathews, represented the Town Board in Michael's place)	

Other Guests Present: Many members of the community and the newspapers (see attached sign in sheet)

A motion to **APPROVE** the minutes of the **JUNE 7, 2017** meeting

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, Bob Botsford

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

PRESENTATIONS:

25.-1-11.3 – Robert Doherty – Special Use Permit - Change in use from a café and market to a wholesale meat processing facility to be located at 7991 St. Rte. 55, Grahamsville NY. Mr. Doherty was there to represent the proposal. Thomas Graham had submitted a write up from the EPA website regarding emissions. Mr. Graham's information from the EPA website will be sent to the Town Engineer for review by a motion

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Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Andrew Schwartz

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

36A.-1-11.1 & 36A-1-25 - **George Dean & Angela and John Chevalier** – Boundary line agreement – revision to an existing subdivision boundary line located at Drake Rd. Neversink NY George Dean and Anthony Siciliano, LS were present to represent the proposal. Eric Horton recued himself from this proposal because George is his Father-In- Law. Since Eric had to recues himself there were not enough members of the board present to make a decision. The proposal will need to be put on the August Agenda.

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. Zach from MTMN Engineers was present to represent the proposal. He brought copies of initial renderings that were prepared. Ken Klein positioned the board with the designs in front so that the public could see what was presented. Zach brought everyone up to speed on the role that MTMN & Primax have in the proposal of the Dollar General Store. He explained that the renderings were based on larger stores but they were presented to the board for design feedback for the proposed 7500 square foot store for Neversink. Jim would like to see in the site plan the locations of ice machines, handicap accessible parking spots with no steps at those spot locations and variations of the sign designs that are available. He would also like MTMN to make sure the signage does not exceed 32 square feet or they would have to go to the Zoning Board of Appeals for relief. Jim said there would most likely be restrictions on outside sales so if they were planning on having outside sales the board would need approximate square footage of those areas. He would also like to get more feedback from other members for the next meeting. Bob clarified that there was only 7450 square feet mentioned last month. There was some discussion on colors and styles of the proposed building. Zach said they would work on the requests and come back with new renderings for the next meeting.

OTHER:

CORRESPONDENCE: None

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There being no further business before the Board, a motion to adjourn the meeting at 8:33 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 0

Respectfully submitted: Geri Gorton, Clerk

**Next regular meeting: Wednesday, AUGUST 2, 2017 at 7:00PM
AT THE TRI-VALLEY THEATER**