

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

**MEETING MINUTES**

**JUNE 7, 2017**

The regular meeting of the Town of Neversink Planning Board was called to order at 7:00 PM by Chairman James Stangel with the Pledge of Allegiance.

<b>Board Members Present:</b>	James Stangel, Chairman	PRESENT
	Andrew Schwartz	PRESENT
	Phil Coombe III	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	PRESENT
	Ronnie Van Aken	PRESENT
	Bob Botsford	PRESENT
	Forest Darder, Alternate	PRESENT
	Tom Ambrosino, Alternate	PRESENT

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

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

A motion to **APPROVE** the minutes of the MAY 3, 2017 meeting

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

**Seconded by:** Planning Board Member, Phil Coombe III

**Approved by UNANIMOUS vote: AYES 7 NAYS 0 ABSTAIN 2**

**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. He would like to change the use of a portion of the building from a restaurant to a wholesale commercial smoke house. He will install a grease trap. The grease is collected and a company comes and picks it up. The board asked for a statement from the DEP regarding the grease trap installation inspection. The results of the GML239 review that was submitted to the county were that there are no objections from the county but according to the NYS DOT a new access permit would be required for the change of use.

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The board agreed this would be a condition. A motion was made to contact the Town Engineer, Glenn Smith for guidance regarding technical matters such as USDA guidelines and emissions. If Glenn requires expert advice from others that too would be a cost to Mr. Doherty, was made by

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

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

**Opposed by:** Planning Board Member, Phil Coombe III

**Approved by vote:** **AYES 6 NAYS 1 ABSTAIN 2**

It was suggested that Mr. Doherty start up the smoker so that people can see how it operates. Mr. Doherty did not think that would be allowed legally by the USDA but said he would ask.

**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 Developers and Larry Marshall from MTMN Engineers were present to represent the proposal. Mr. Sellner explained that Primax purchases land and constructs the buildings that are then leased to the Dollar General. The proposed building would be 85’x85’ and approximately 7500 sq ft. The building itself would be 19 – 20 feet tall. It would be located near Grey’s Woodworks in the Hamlet District. The store would be connected to the DEP sewer line and have a private well drilled. He said that this application is in the very preliminary stage and will also need to be reviewed by the DEP. They will need a State entry permit from the DOT, site lighting and landscaping added to the site plan. Since each community requires a different aesthetic look Primax works with the board to make sure that the building is architecturally pleasing. They would like to take aspects of the characters of the Library and Town Hall’s exterior to implement into the design of the exterior of the store. This proposed building would have a corner entry and the operating hours would be from 8am to 10pm M-F. The proposed signage would be the yellow and black branding and will fit the Town’s code. Supplies would come 1-2 days per week by tractor trailer and soft drinks and chips would come on low boy trailers or box trucks. The lighting would be downward facing LED lights. Dollar General only requires 30 parking spots for this size store but they are asking for 32. If the zoning requires the 38 spots they will comply. There will be a SWPP’s Permit since the location is within the watershed. The building uses approximately 30-50 gallons per day which is typically less than a one bedroom house. There would be only two bathrooms. They would be locked and a key would be needed for access. Adam will find out how many times per week garbage will be picked up. New models like this one have the HVAC systems located on the roof and are screened. If the project is approved generally the building is built within 3-4 months. Local contractors and trades are encouraged to bid on the jobs. They typically employ 8-10 employees depending on how busy the store is but generally there are 2-4 employees on a shift. Primax is willing to have some

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workshop meetings with the board and the detailed site plan can be done by the next meeting. There are no indications of issues with the DEP. Several conditions were discussed but not limited to:

1. Non Transferable permit
2. HVAC location
3. Dumpsters to be enclosed with a structure other than chain link fencing
4. Special use permit renewal subject to yearly review and public hearings
5. Must be built within one year of proposed approval
6. Outdoor storage of product carts in a contained area
7. Stipulation of no outside flea market style sales
8. No outdoor display of products
9. Would like several choices of exterior designs

They will return to the July 5, 2017 meeting to present the updated site plan. Phil Coombe III will not be able to be present. The Planning Board Clerk will look into a change of venue for the next meeting to accommodate the members of the public.

**OTHER:** Jim addressed the public pertaining to the next meeting...

The Board is here to make sure that the applications meet the criteria of the zoning laws and that it is not a threat to the public's health, safety and welfare. If you have any questions or concerns please bring some documentation of proof because otherwise it will basically be an opinion.

**CORRESPONDENCE:** None

There being no further business before the Board, a motion to adjourn the meeting at 9:00 PM was made.

**Moved by:** Planning Board Member, Ronnie Van Aken

**Seconded by:** Planning Board Member, Andrew Schwartz

**Approved by UNANIMOUS vote: AYES 7 NAYS 0 ABSTAIN 2**

**Respectfully submitted:** Geri Gorton, Clerk

**Next regular meeting: Wednesday, JULY 5, 2017 at 7:00PM  
LOCATION TO BE DETERMINED**

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