

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

MEETING MINUTES

MARCH 6, 2019

The regular meeting of the Town of Neversink Planning Board was conducted at the Town Hall. The meeting was called to order at 7:04 PM by Chairman James Stangle, with the Pledge of Allegiance.

Board Members Present:	James Stangel, Chairman	PRESENT
	Andrew Schwartz	ABSENT
	Phil Coombe III	ABSENT
	Eric Horton	ABSENT
	Dave Forshay	ABSENT
	Bob Botsford	PRESENT
	Forest Darder	PRESENT
	Walter Zeitchel, Alternate	PRESENT
	James Schmidt, Alternate	PRESENT

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

Other Guests Present:

A motion to **APPROVE** the minutes of the **FEBRUARY 6, 2019** meeting was

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Bob Botsford

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

PRESENTATIONS:

41.-1-21 – **Patricia Mullen** – Special Use Site Plan Review – located at 6550 State Rte. 55 Liberty NY Keith explained that since the property is an existing non-conforming lot that is pre-zoning and since it will be a reconstruction it needs to come before the board. Set backs are cut in half because it is a substandard lot. She would like to remove an existing mobile home and replace it with a new modular home about the same size. Since it is a reconstruction it needs to come before the Planning Board. Already has an existing approved DEP septic system. The well already supports both homes. A GML 239 review is necessary since it is located on the state road. The board requested a sketch with lot lines for the file.

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A motion to declare Lead Agency was

Moved by: Planning Board Member, Forest Darder
Seconded by: Planning Board Member, James Schmidt
Approved by UNANIMOUS vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

Part 2 of the SEQR was read. There is no agricultural operation within 500 ft. so the Agriculture District Disclosure form is not necessary. A motion to declare a negative declaration was

Moved by: Planning Board Member, Bob Botsford
Seconded by: Planning Board Member, Walter Zeitchel
Approved by UNANIMOUS vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

A motion to schedule a public hearing for April 3, 2019 was

Moved by: Planning Board Member, Bob Botsford
Seconded by: Planning Board Member, Walter Zeitchel
Approved by UNANIMOUS vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

25.-1-14.3 – **Gary Slater** – 2 Lot Subdivision- located on Pepacton Hollow Rd. Grahamsville NY Gary Slater, Lee Osterhout and Adam Hornbeck were present to represent the application. Lee is purchasing a lot from Gary. The board read the perc results from Tom Ward. There is no agricultural operation within 500 ft. so the Agriculture District Disclosure form is not necessary. They will have to come back with a new survey because the zoning requires a full parent parcel survey. Also Gary mentioned that he would like to take a piece for himself and sell another piece to the DEP. That would make the application change to a major subdivision. They will come back once they know more about what Gary wants to do with the property.

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OTHER:

UPDATES: Keith said that Mark from the Neversink General Store went to the Town Board. He will **NOT** be continuing with the Farmer's Market since it was mostly crafts etc. There was a question regarding the Smoke house and if Mark was going to come in with a Special Use Permit application. Keith said that they would need to come to the Planning Board or they will have to move it. Jim had concerns with it being right next to the Bee hives.

TRAINING: Jim will approach the County Planning Dept. to see about having a training on how to run a meeting or at least something different than SEQR trainings.

CORRESPONDENCE: None

There being no further business before the Board, a motion to adjourn the meeting at 8:06 PM was made.

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Forest Darder

Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN 0

Respectfully submitted: Geri Gorton, Clerk
(A203)

**Next regular meeting: Wednesday, APRIL 3, 2019 at 7:00PM
AT THE TOWN HALL**