

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

MEETING MINUTES

MAY 3, 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.

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

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

Other Guests Present: Several members of the community and the newspapers came to the meeting in anticipation of discussing The Dollar General. They were informed that there is no application submitted currently and that apparently Facebook rumors were the reason for the misinformation. Jim invited them to stay to see how the meetings work.

A motion to **APPROVE** the minutes of the APRIL 5, 2017 meeting as corrected to reflect that Keith Stryker was not present.

Moved by: Planning Board Member, Dave Forshay
Seconded by: Planning Board Member, Bob Botsford
Approved by UNANIMOUS vote: AYES 7 NAYS 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 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 be doing 600 lbs per day

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with a total of 3000 lbs per week. It would be 6-8 hours per day five days per week. It would be only during the daytime hours from 8am – 4pm. They have a HAACP action plan so they cannot run the machine longer than what is in the plan or they would be shut down. There would be 3-4 employees hired. They would not need special certifications to be employed. Jim asked for him to provide a list of specifications pertaining to the make and model of the smoker with emissions information. Phil asked if there was another local implementation of this smoker and Mr. Doherty said that it is cutting edge and not in use by anyone else in the area. The meat will be pre-cut pork bellies no other processing of the meat is necessary. The bellies come in, then the rub goes on, then it cures for 2 days and then finally they are smoked, cut and packaged. The smoker would be located in the back of the building. Since it is a wholesale business there would be less traffic than with the café. A question was raised regarding communication with the DEP for waste and sewer permits. Mr. Doherty had not spoken to them as of yet but said that Walter Garigliano, who represents the Sullivan County I.D.A. said it wouldn't be necessary because it is an I.D.A. Project. A question was asked regarding water usage. Mr. Doherty said that it would only be used to wash off the meat and that a restaurant would use more water than a modern smokehouse would. Jennifer Grimes will be leasing him the building and the I.D.A. would be leasing the equipment. The USDA will have their own office on premises and will be there all day 5 days a week. There will be no additional signage. It will still be two uses on the property as Jennifer will retain the Real Estate office in the front of the building and the smokehouse will replace the café. Shipping will be done once a week on Fridays by Sullivan County Farms. The cherry or maple saw dust used in the smoker comes in boxes that will be stored in the building. Only uses a small amount of the saw dust per day. He will install a grease trap. The grease is collected and a company come and picks it up. The board asked for a statement from the DEP regarding the grease trap installation inspection. Currently there are no plans for meat grinding just smoking. Due to the nature of the application there is no SEQR necessary. Since it is a state road a GML239 would need to go to the county. The board mentioned that if accepted there will be conditions imposed on the special use and he will need a yearly review. A motion to schedule a public hearing for June 7, 2017 at 7pm was

Moved by: Planning Board Member, Phil Coombe III
Seconded by: Planning Board Member, Andrew Schwartz
Approved by UNANIMOUS vote: AYES 7 NAYS 0

OTHER: None

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CORRESPONDENCE: None

There being no further business before the Board, a motion to adjourn the meeting at 7:40 PM was made.

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Dave Forshay

Approved by UNANIMOUS vote: AYES 7 NAYS 0

Respectfully submitted: Geri Gorton, Clerk
(A165)

Next regular meeting: Wednesday, JUNE 7, 2017 at 7:00PM