

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

**MEETING MINUTES**

**NOVEMBER 1, 2017**

The regular meeting of the Town of Neversink Planning Board was conducted at the Town Hall. The meeting was called to order at 7:06 PM by Deputy Chairman Eric Horton with the Pledge of Allegiance.

<b>Board Members Present:</b>	James Stangel, Chairman	ABSENT
	Andrew Schwartz	PRESENT
	Phil Coombe III	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	PRESENT
	Bob Botsford	PRESENT
	Forest Darder	PRESENT
	VACANT, Alternate	
	VACANT, Alternate	

<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:** members of the community

A motion to **APPROVE** the minutes of the **OCTOBER 4, 2017** meeting was

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

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

**Approved by UNANIMOUS vote: AYES: 6 NAYS: 0 ABSTAIN: 0**

**PRESENTATIONS:**

**27.-2-1 – Dave Trestyn** – Special Use Site Plan Review – Assembly Space to be located at 304 Main St., Grahamsville NY. Dave would like the board to waive the site plan requirement. He would like a 2x4 sign. The foot print of the building has not changed. Phil thinks that Dave needs an area variance from the ZBA. Bob thinks that the entire town is not in compliance as far as setbacks go. He will need a public hearing eventually and a GML239 review. He will also need more details on the site plan. A motion to waive the formal site plan requirement and allow the use of a sketch, due to no changes made to the building, lighting, landscaping according to Article 7 page 50-20 paragraphs C & E #3 was

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**Moved by:** Planning Board Member, Phil Coombe, III  
**Seconded by:** Planning Board Member, Dave Forshay  
**Approved by UNANIMOUS** vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

In addition the Planning board is referring Dave to the ZBA for an Area Variance.

**43.-1-9.18 & 43.-1-9.21** – **Gaetana & Alan VanKleek** – Lot improvement – Benton Hollow Rd. Woodbourne, NY. Anthony Siciliano L.S. was present to represent the application. The owner would like to add some acreage from the front lot to the rear lot where he would like to build a house. The existing second driveway would become defunct because he does not need a right of way to the rear lot which has its own driveway. A motion to approve the Lot Improvement was

**Moved by:** Planning Board Member, Bob Botsford  
**Seconded by:** Planning Board Member, Andrew Schwartz  
**Approved by UNANIMOUS** vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

**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. There was some discussion regarding the sign which was changed to a stacked stone base. The dumpster area could have an extra access door and ballards on the back inside of the fence. The board asked about concrete blocks on three sides with a chain link door. Phil asked if the brick on the building could be stacked stone to match the base of the monument sign? Zach said they usually do match the two and he would find out. After some more discussion regarding the dumpster area and the monument sign the SEQR was read by Deputy Chairman, Eric Horton. A motion to declare a negative declaration was

**Moved by:** Planning Board Member, Phil Coombe III  
**Seconded by:** Planning Board Member, Dave Forshay  
**Approved by UNANIMOUS** vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

A motion to schedule the Public Hearing was

**Moved by:** Planning Board Member, Dave Forshay  
**Seconded by:** Planning Board Member, Andrew Schwartz  
**Approved by UNANIMOUS** vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

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**OTHER:**

The board discussed the new protocol for public hearings which will be posted by the sign in sheet at the public hearing and on the website.

- 1. The Chairman is the moderator unless someone else is appointed.**
- 2. The person speaking needs to stick to the topic at hand.**
- 3. The speaker must identify themselves and their address.**
- 4. Individuals can speak once for up to 3 minutes during the public hearing.**
- 5. A time keeper will be appointed by the chairman.**
- 6. 20 seconds before time is up the time keeper motions to the speaker.**
- 7. Speaking time is not transferable to other speakers.**

A timer will be purchased before the public hearing. A suggestion was made to have Phil Pompeii put a t.v. on stage with a countdown timer on the screen. Geri will call to see if that is a possibility.

A question was raised by Ann Marie Kremer (member of the public) regarding comments and concerns from the people that cannot make it to the public hearing. She wanted to know whether or not the letters would be read at the meeting by the board. Ken said that the letters would be part of the record and if someone from the audience wants to read the letter out loud for the other person they can but that would be using their 3 minutes and they would not be able to voice their own concerns or comments. The letters will be given to all of the board members to be read and put in the file for the record. The board will not be reading them out loud at the meeting.

**CORRESPONDENCE:** None

There being no further business before the Board, a motion to adjourn the meeting at 8:11 PM was made.

**Moved by:** Planning Board Member, Forest Darder

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

**Approved by UNANIMOUS vote: AYES 6 NAYS 0 ABSTAIN**

**Respectfully submitted:** Geri Gorton, Clerk  
(B175)

**Next regular meeting: Wednesday, DECEMBER 6, 2017 at 7:00PM  
AT THE TRI-VALLEY HIGH SCHOOL THEATER**

Planning Board Meeting  
NOVEMBER 1, 2017