

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

**MEETING MINUTES**

**APRIL 6, 2016**

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.

A motion to approve the minutes of the previous meeting was made by Phil Coombe III, seconded by Bob Botsford, was put to a vote and carried with all in favor.

**PRESENTATIONS:**

**25.-1-23** – **M&L THUNDERHILL PROPERTIES, LLC.** – Special use permit- 8133 & 8135 State Rt 55, Grahamsville Lori and Mike Mickelson were present to represent their proposed project. Jim asked where the septic and well are. Lori provided documentation from the DEP for the file. Jim asked about the parking and driveway plan. Mike said that it would remain pretty much the same that it would be located by the corresponding trailer. The back trailer originally encroached on the neighbor's property. By completing this project this issue will be cured. The purchase of the property is contingent upon the board's approval. After a short discussion a motion to declare lead agency was made by Phil Coombe III seconded by Andrew Schwartz and carried with all in favor. A motion to schedule a public hearing for May 4, 2016 was made by Jim Stangel, seconded by Phil Coombe III and carried with all in favor. A GML239 will be needed to be filed with the county.

**43.-1-10** – **HADDEN** – 2 Lot Subdivision– Located on Thunder Hill Rd. Woodbourne Anthony Siciliano and three of the five Hadden siblings were present. Keith had concerns regarding some open violations and multiple tires and debris on the property. Andrew Hadden's owner authorization papers had not arrived from Florida as of the date of this meeting. They say they will have the property cleaned up within 30 days. They would like to know exactly what the violations are and have them provided in writing for their reference. Phil suggested that they take the next month to clean up and have Keith inspect it. Then they can come back to actually start the subdivision process. There is an existing septic that was put in service in 1995. Tom Ward will be the engineer and he would probably need to do a perc test. Test pits locations should be on the map. The Hadden's need to decide if there will be a R.O.W. or not and if so then note it on the map. The reason they chose the corner of the property for the lot was because of existing infrastructure such as the well, septic etc. They should come back when Keith is satisfied that the cleanup is complete.

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**35.-1-8.4 – NEVERSINK GENERAL STORE** - Special Use application relating to signage. A motion to recess the Public hearing was made by Phil Coombe III, seconded by Andrew Schwartz and carried with all in favor. Peter DiMilia, manager of the store, came after the public hearing was recessed.

**OTHER:**

**Jim and Jason McCarthy** came in to see whether they would need to submit a formal special use application regarding relocating the driveway that goes to the storage building on the property that they purchased from the Erath's. They currently pay \$1 per year to Bruce Erath in order to keep their interest in that property open. Bruce Erath the current owner as Trustee of the property along with Jeanette Erath who has life use of the property and is in a nursing home are allowing them to put the driveway through their property which eliminates crossing several other properties to get to the storage building. The Storage building is a pre-existing non-conforming use. Jim showed the board the plans and will be submitting an application to the NYS D.O.T. The general consensus of the board was that there was no reason for him to submit a special use application since he owns the properties in question and has an interest in the Erath's property that he will be crossing through and they as current owners approve of the driveway.

**Keith Stryker, Jim Stangel and Brent Gotsch** presented a draft of possible changes to the town law regarding signs for everyone to review and comment. There was a long discussion regarding the area of windows and window panes. There were regarding the number of signs per store front. Jim said that this was all preliminary and had not been presented to the Town Board yet.

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**CORRESPONDENCE:**

**Letter:**

**E-mail:**

There being no further business before the Board, a motion to adjourn the meeting at 8:34 PM was made by Bob Botsford, seconded by Phil Coombe III, was put to a vote and carried with all in favor.

Respectfully submitted: Geri Gorton, Clerk  
(A142)

Members Present: James Stangel, Chairman  
Bob Botsford  
Phil Coombe III  
Andrew Schwartz

Also Present: Ken Klein, Esq.  
Keith Stryker, Code Enforcement Officer

**Next regular meeting: Wednesday, May 4, 2016 at 7:00PM**