

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

**MEETING MINUTES**

**DECEMBER 5, 2018**

The regular meeting of the Town of Neversink Planning Board was conducted at the Town Hall. The meeting was called to order at 7:05 PM by Chairman James Stangle, 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
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	PRESENT

**Other Guests Present:** David Goldstein, Racheal Lange, Bernie Lange, Shayne Laforge, Linda Cevalas, Louis Belancione Sr., Louis Belancione Jr., Michelle Belancione, Mark McLewin.

A motion to **APPROVE** the minutes of the **NOVEMBER 7, 2018** meeting was

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

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

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

**PRESENTATIONS:**

**35.-1-8.4 THE NEVERSINK STORE** – Special Use application for a Farmer’s Market at 4 Schumway Rd., Neversink Mark McLewin was present to represent the application. Mark explained that the Town Board had given him a temporary permit for a period of 3 years to operate a farmer’s market at the Neversink Store Location on Schumway Rd in Neversink. Now that the 3 years have passed he would now like to make it permanent. He noted that he feels the weekend population has been the majority of the customers. Since he put in the BBQ stand he said he had served 100 customers per day.

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He put in a 45 thousand dollar septic system and the store has a restroom inside. He does not use portable bathrooms. Phil Coombe III asked about draw for children and Mark mentioned that they did use a bouncy house donated by Frost Valley, a puppet show and sand bag throw up on the field this year. There was some concern about children and the proximity to the road. Mark said that instead of a fence he would like to have plantings. In the original site plan from Cannie D's there was a second building proposed, but Mark said he does not foresee that ever happening because the septic would not support it. After some more discussion the board asked for Mark to come back with a fleshed out site plan with the following items shown on it:

1. Figure out through traffic and show ingress and egress
2. Show safety remedies such as location of traffic signs, fences etc.
3. Show proposed areas where the vendors would be located
4. Show locations of the plantings
5. Narrative regarding hours of operation, days and times
6. Owner authorization from the Sullivan I.D.A.

After Mark comes back with the new map then a new GML239 would be needed and a public hearing could be scheduled at that time.

**31.-1-6.21 DAVID GOLDSTEIN** Major Subdivision (3 lot subdivision of lands previously subdivided in 1998 & 2004) on Wagners Rd. in Neversink. Anthony Siciliano was present to represent the application. Bob Botsford recued himself because he is an adjoining property owner. James Schmidt will vote in his place. Updated maps were submitted by Tony Siciliano. The SEQR Part 1 was reviewed and Part 2 was read at the last meeting. Part 3 of the SEQR was read and there were no significant impacts. A motion to declare a negative declaration was

**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**

The engineer's report was read. The Perc and deep hole test results were favorable. The Agriculture Statement was completed and the GML239 outcome was reviewed. According to the NYS D.O.T. any driveway that is put in place on the subdivided parcels should be accessed on Wagners Rd. and any development needs an engineer's report on drainage that will need to be submitted to the NYS D.O.T. This statement from the NYS D.O.T. will be needed to put in the notes on the survey map.

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With no other questions or comments a motion to **APPROVE** the 3 lot subdivision with the conditions that the notes are added and that the Chairman, Jim Stangle can approve and sign off on the maps once the notes are added was

**Moved by:** Planning Board Member, Dave Forshay  
**Seconded by:** Planning Board Member, Eric Horton  
**Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 2**

**OTHER:** Prospective buyer for Superior Building Supplies, Joseph Fitzpatrick came in to ask some questions about the procedure to come to Planning and Zoning regarding some area variances he needs for some future storage buildings that he would like to put on the on the site.

**CORRESPONDENCE:** None

There being no further business before the Board, a motion to adjourn the meeting at 8:30 PM was made.

**Moved by:** Planning Board Member, Bob Botsford  
**Seconded by:** Planning Board Member, Andrew Schwartz  
**Approved by UNANIMOUS vote: AYES 7 NAYS 0 ABSTAIN 2**

**Respectfully submitted:** Geri Gorton, Clerk  
(B195)

**Next regular meeting: Wednesday, JANUARY 2, 2019 at 7:00PM  
AT THE TOWN HALL**