

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

MEETING MINUTES

JULY 3, 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	PRESENT
	Eric Horton	ABSENT
	Dave Forshay	PRESENT
	Bob Botsford	PRESENT
	Forest Darder	ABSENT
	Walter Zeitchel, Alternate	PRESENT
	James Schmidt, Alternate	PRESENT

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

Other Guests Present: Ken Walter, Ric Coombe, Edith Chewiwi

A motion to **APPROVE** the minutes of the **JUNE 5, 2019** meeting was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Phil Coombe III

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

PRESENTATIONS:

35.-1-8.4 - Four Goats & Sullivan IDA - Amend an existing Special Use Permit – located at 4 Schumway Rd. Neversink, NY Mark McLewin was present to represent the application. The owner authorization for the application needs to be signed off by the Sullivan IDA. The authorization form in the site plan packet was for a subdivision so the correct form was needed. Mark will bring it back to the next meeting. Keith Stryker gave the background on the application. Mark Said that he did not associate the BBQ Shack with the Farmers Market and opening it after the Farmer’s Market was over was an over-site on his part and he apologized. Mark read the letter that he submitted to the Planning Board for consideration. He said that the

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tents were for yard sales for his neighbors he requested to have the Dinosaur again but said that he didn't care either way on that. The board agreed that he needs to use the original site plan and amend it. Mark said that the BBQ Shack would operate Friday, Saturday & Sundays strictly May – October. Since he would like to sell beer at the BBQ Shack he would have to amend his liquor license to serve outside. We would need pictures of the sign locations for the file, location of dinosaur. There should be a handicap access maybe tucked away on the Schumway Rd access where the bee hives were not in the septic reserve area. The Board would like that the BBQ banners be removed when the BBQ is not in operation. Since there is no public restroom other than the one in the store they would have porta-potties. After a long discussion the board asked that Mark pick the ideas that are most important to him such as BBQ Shack, yard sale/ farmers market, occasional musician/ event etc... include the hours of operation, specify the number of people & outdoor seating that he would like. He should map the locations on the original site plan and come back.

7.-2-1 - David Trestyn – Amend an existing Special Use Permit – located at 304 Main Street
A motion to **APPROVE** the amended site plan was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Dave Forshay

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

27.-1-22.1 – William Brenner – Site Plan Review for a Special use located at 167 Main Street Grahamsville, NY William Brenner and Marco Litchfield were present to represent the application. Marco would like to use the old post office for a print shop for his sign production business, “Gozza” signs. This is not a foot traffic business it is a production only business. There is a site plan by Kelly engineering on file. Keith said that there was structural damage to the building that needs to be repaired before the business could move in and that there is a lot of debris on the property that needs to be removed. After some discussion it was decided that the debris needs to be cleaned up before a public hearing could be scheduled and the structural issues need to be repaired before the business can open. Once there is proof of the clean up and repairs they can come back to schedule the public hearing.

25.-1-14.3 – Gary Slater – 2 Lot Subdivision- located on Pepacton Hollow Rd. Grahamsville NY Lee Osterhout brought in new maps which show the location of the Prec tests and the engineer report was received. A motion to schedule the public hearing for August 7, 2019 was

Moved by: Planning Board member, Dave Forshay

Seconded by: Planning Board Alternate Member, James Schmidt

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

Planning Board Meeting

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OTHER:

Robert Mickelson would like to store sheds on opposite side of Route 55 as an amended special use. Keith had agreed to authorizing the use temporarily but it had gone on longer than expected so Robert will bring in a formal special use application to amend his existing special use to be able to store the sheds across the road.

Letter to the ZBA from the Planning Board stating that the Planning Board has no issues with the application submitted by Gary VanValkenburg regarding a Subdivision and area variances for the Mobile home park located at 8184 State Rte. 55 in Grahamsville was read by Jim Stangle and a motion to APPROVE sending it to the ZBA 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:

UPDATES:

CORRESPONDENCE: None

There being no further business before the Board, a motion to adjourn the meeting at 9 PM was made.

Moved by: Planning Board Member, Bob Botsford
Seconded by: Planning Board Member, Dave Forshay
Approved by UNANIMOUS vote: AYES 6 NAYS 0 ABSTAIN 0

Respectfully submitted: Geri Gorton, Clerk
(E211)

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