

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

MEETING MINUTES

MARCH 2, 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 Dave Forshay, seconded by Phil Coombe III, was put to a vote and carried with all in favor.

PRESENTATIONS:

45.-1-22.4 - BARRINGER – 2 Lot Sub-Division - 7374 State Rt 42, Grahamsville
Anthony Siciliano was present as representative. The GML239 review results were not received from the county as of the date of this meeting. The SEQR was completed by the board. A motion to declare negative declaration was made by Phil Coombe III, seconded by Dave Forshay and carried with all in favor. After a short discussion a motion to **APPROVE** contingent upon approval of the GML239 from the County was made by Bob Botsford, seconded by Dave Forshay and carried with all in favor.

34.-1-1.2 – CAMP ALEKSANDER –Special use permit - Located on Smith Rd. in Parksville.
Ken provided the updated resolution with the modifications that were requested at the last meeting. There are no complaints and the owners have been compliant with Keith's permitting regulations and processes. The resolution was read and a motion to adopt the resolution was made by Phil Coombe III, seconded by Dave Forshay and carried with all in favor.

35.-1-8.4 – NEVERSINK GENERAL STORE – Sketch Plan Review for Special Use application relating to signage. Mark McLewin was present as representative. He is requesting to rebrand the gas station signage and is including a request for the window signs and the sign out by the road and possibly a 8ft tall by 12 ft long green dinosaur to put out in the grass. The dinosaur is the Sinclair mascot. Mark is the first Sinclair gas station to operate in NY. After some discussion it was decided that he would not need a Public Hearing for the rebranding of the pump island canopy and other Sinclair signage. As for the signs in the windows Keith thinks that that the Planning Board can approve without going to the ZBA according to a section labeled "A" that supersedes section "C" in the code that states that the applicant would have to go to the ZBA for relief "EXCEPT FOR SIGNS APPROVED BY THE PLANNING BOARD" He is removing signs that were previously not approved by the planning board. He would like to keep the ATM, PIZZA, BEER, and OPEN signs that are non-blinking LED lights that are currently in the window as they are necessary to advertise his convenience store business. After a long discussion regarding signage Mark would like to approach it as first discuss the internally

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lit sign by the road, then the signs in the windows and finally the dinosaur. A motion to declare Lead Agency was made by Phil Coombe, seconded by Dave Forshay and carried with all in favor. A motion to schedule a Public Hearing for April 6th to discuss the window signs and internally illuminated sign by the road was made by Dave Forshay, seconded by Andrew Schwartz and carried with all in favor. The dinosaur would have to go before the ZBA.

OTHER:

CORRESPONDENCE:

There was a letter submitted to the Board from the DEP that was addressed to 757-767 Bedford, LLC. and cc'd to Keith Stryker regarding the subsurface sewage treatment systems at the Neversink Resort and Spa. They have indicated that there are numerous concerns both prior and new that must be addressed and inspected by the DEP. The owners must submit an application for review and approval to the DEP before any of the Subsurface Sewage Treatment Systems can be used in any capacity. It is out of our hands at this point because they must address the DEP directly.

Letter:

E-mail:

There being no further business before the Board, a motion to adjourn the meeting at 8:19 PM was made by Phil Coombe III, seconded by Dave Forshay, was put to a vote and carried with all in favor.

Respectfully submitted: Geri Gorton, Clerk
(B140)

Members Present: James Stangel, Chairman
Bob Botsford
Dave Forshay
Andrew Schwartz

Also Present: Ken Klein, Esq.
Keith Stryker, Code Enforcement Officer
Mike Brooks, Town Board Representative

Next regular meeting: Wednesday, April 6, 2016 at 7:00PM