

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

MEETING MINUTES

OCTOBER 7, 2020

The regular meeting of the Town of Neversink Planning Board was called to order at 7:02 PM by Chairman James Stangel with the Pledge of Allegiance.

Board Members Present:	James Stangel, Chairman	PRESENT
	Bob Botsford	PRESENT
	Phil Coombe III	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	James Schmidt, Alternate	PRESENT
	Walter Zietchel, Alternate	PRESENT

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

Members of the Community:

A motion to **APPROVE** the minutes of the **SEPTEMBER 2, 2020** meeting was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Phil Coombe III

Approved by UNANIMOUS vote: **AYES: 8 NAYS: 0 ABSTAIN: 0**

PRESENTATIONS:

25.-1-33.6 –Robert & Beth Ann Mickelson, LLC - Site plan review for a Special Use Permit located at 7890 State Rte. 55 in Neversink NY. Robert was present to discuss his application. He would like to convert the workshop of his existing business into a self-storage facility. The units would be contained in the existing building. Cars and other vehicles could be stored in the 32X64 Building located in the back of the main storage building with the batteries removed. There would be two entrances on either side of the building so the person could make an appointment to come in and drive into the building unload their stuff and drive out. There would

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be 75 units in either 5x5 or 10x16 sizes. It would be open

8am-4:30pm Monday through Friday and ½ a day on Saturdays by appointment only. There will be a person working there. Keith believes it is merely a change of occupancy with very little changes to the building, signage and parking no structural changes. There would be a 4x6 sign at the entrance with illumination like the current sign. Would like to have lettering on the doors and outside of the building. Phil Coombe recommended sketching out the location of the signs etc. and calculate the square footage. Planning Board can approve above and beyond the standard sizes and can also waive a formal sketch plan according to section 50-17-2 in the Town Code.

The board suggested for Robert to come back to the November meeting with ...

- Signage – total sizes of the sign and lettering above doors etc.
- Parking – analyze & set number of spots 25 spots are already there and the nature of the business wouldn't require a lot but the board would like it indicated on the sketch plan.
- Fill out the waiver for the formal sketch plan (sec. 50-17-2)

Bob Botsford recused himself from this application for future voting as he is a neighbor.

28.-1-3.2: George & Maria Smith- Subdivision located on John George Rd. in Grahamsville NY Chris Grey from Brooks & Brooks was present to represent the application. The Smiths would like to split the existing lot into two lots. One with 12 acres for their house and the 8 to go to the DEP with no intentions to build on the 8acre lot. The survey showed Phil as being an adjoining land owner but Phil said that changed a long time ago but he recused himself anyway. Chris said he would update the final map to show the current owners of that parcel. A motion to declare lead agency was

Moved by: Planning Board Alternate Member, Jim Schmidt

Seconded by: Planning Board Member, Andrew Schwartz

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1

The SEQR was read. A motion to declare a negative declaration was

Moved by: Planning Board Member, Eric Horton

Seconded by: Planning Board Member, Forest Darder

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1

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A motion to schedule the public hearing for November 4, 2020 at 7pm was

Moved by: Planning Board Member, Eric Horton

Seconded by: Planning Board Member, Andrew Schwartz

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1

29.-1-14.7 & 29.-1-17: Paul Zanini to Philip Beliaowsky - Lot Improvement Located on Smith Rd. in Parksville, NY Robert Lounsbury, LS was present to represent the application. Paul Zanini is selling 1 acre of land to his neighbor Philip Beliaowsky. After reviewing the survey map a motion to **APPROVE** the Lot Improvement was

Moved by: Planning Board Member, Phil Coombe, III

Seconded by: Planning Board Member, Jim Schmidt

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

25.-1-18.2 & 25.-1-18.1: Sun Trail, LLC – Lot Improvement located on State Rte. 55 in Grahamsville NY Anthony Siciliano was present to represent the application. Jim McCarthy the owner of Sun Trail, LLC would like to move .34 acres from the parcel with 1.72 acres and adding on 3 acres from the 5+ acre lot to make it more conforming then add roading frontage to the 26acre lot that was formerly land locked by putting in a 50ft driveway. After reviewing the map and a short discussion a motion to **APPROVE** the Lot Improvement was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Eric Horton

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

45.-1-15.2 & 45.-1-15.5: Frank Grima - Lot Improvement located on Low Rd. in Grahamsville NY Anthony Siciliano was present to represent the application. Owns two lots. Wants to sell his house but wants to retain vacant land to hunt on... will make the 4acre lot into 11.69 and then the 14acre lot becomes 7.25 acres. After reviewing the map and a short discussion a motion to **APPROVE** the Lot Improvement was

Moved by: Planning Board Member, Eric Horton

Seconded by: Planning Board Member, Phil Coombe, III

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

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35.-1-29.1 & 36.A-1-7: Marianne Mushyn to Jason & Christy Closs - Lot Improvement located on South Lane in Neversink NY Anthony Siciliano was present to represent the application. Eric being a neighbor recused himself from voting on the application. Ms. Mushyn is selling a piece of her 20+acres to the Closs' to enlarge their existing lot. After reviewing the map and a short discussion a motion to **APPROVE** the Lot Improvement was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Eric Horton

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1

OTHER: Discussion pertaining to the Neversink General Store music events. Originally when the special use for the BBQ Shack was presented Mark McLewin requested having events a few times a year. When the Board originally approved the special use application the events were not addressed in the approval. There was a discussion to amend the special use to include the events. The board would like to clarify that there would be no more than 5 events per year with no more than 60 people from May through October and conform to the BBQ Shack schedule. Jim asked Keith to discuss with Mark McLewin and see if he is comfortable with those same parameters and then the board can decide in November.

CORRESPONDENCE:

Letter:

E-mail:

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

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Phil Coombe, III

Approved by UNANIMOUS vote: AYES: 8 NAYS: 0 ABSTAIN: 0

Respectfully submitted: Geri Gorton, Clerk

Next regular meeting: Wednesday, November 4, 2020 at 7:00PM