

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

**MEETING MINUTES**

**SEPTEMBER 1, 2021**

The regular meeting of the Town of Neversink Planning Board was called to order at 7:00 PM by Chairman Phil Coombe III with the Pledge of Allegiance.

|                              |  |         |         |
|------------------------------|--|---------|---------|
| <b>Board Members:</b>        | Philip Coombe III, Chairman                              | PRESENT |         |
|                              | Bob Botsford   | PRESENT |         |
|                              | Forest Darder  | PRESENT |         |
|                              | Eric Horton  | PRESENT |         |
|                              | Andrew Schwartz  | PRESENT |         |
|                              | Walter Zeitschel   | PRESENT |         |
|                              | James Garigliano, Alternate                              | PRESENT |         |
|                              | Dave Forshay   | ABSENT  |         |
|                              | James Schmidt, Alternate                                 | ABSENT  |         |
| <b>Other Officials:</b>      | Keith Stryker, Code Enforcement Officer                  |         | PRESENT |
|                              | Ken Klein Esq., Town Attorney                            |         | PRESENT |
| <b>Other Guests Present:</b> | Adam Hornbeck, presenting Steinhauer/Shaver Application. |         |         |

A motion to **APPROVE** the minutes of the **July 7, 2021** was

**Moved by:** Planning Board Member, Walter Zeitschel

**Seconded by:** Planning Board Member, Andrew Schwartz

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

**PRESENTATIONS:**

**17.-1-25: SHERRI STEINHAUER TRUST & TAMI L. SHAVER** – 2 Lot Subdivision at 398 Claryville Road, Town of Neversink, N.Y. Adam Hornbeck, authorized representative for the owners, represented the Applicants. Adam presented the proposed subdivision map to the Board. He explained the only change the owners would like to make to the proposed map is a buffer area restricting the larger lot, which they plan to sell. In the buffer area there would be no logging, 4 wheeling, or construction permitted in this protected buffer area. Phil asked about PERC locations & report. Adam said it was done, waiting for results, and he will get it to the board 2 weeks prior to our next meeting. The PERC locations will be on the Final Map. The owners plan to keep smaller lot and eventually build on it.

Planning Board Meeting

September 1, 2021

Page 1 of 3

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Phil requested a motion to Declare Planning Board lead agency:

**A motion for the Planning Board to declare lead agency was**

**Moved by:** Planning Board Member, Forest Darder  
**Seconded by:** Planning Board Member, James Garigliano  
**Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 0**

Ken Klein noted this application may be exempt from 239 Review by an agreement between the County and the Town. He will look at the agreement.

**A motion to refer to County for 239 review if necessary was**

**Moved by:** Planning Board Member, James Garigliano  
**Seconded by:** Planning Board Member, Eric Horton  
**Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 0**

The SEQR was read by Phil and answered by the Board. All answers were “No”.

**A motion to declare a Negative Declaration was**

**Moved by:** Planning Board Member, Walter Zeitschel  
**Seconded by:** Planning Board Member, James Garigliano  
**Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 0**

Phil said he would entertain a **motion to hold a Public Hearing on Oct. 6, 2021, contingent upon receiving the PERC result report by Sept. 15, 2021. A motion to hold a Public Hearing on Oct. 6, 2021 was**

**Moved by:** Planning Board Member, Eric Horton  
**Seconded by:** Planning Board Member, Forest Darder  
**Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 0**

Adam will also provide the list of property owners within 500 feet. The final subdivision map will include buffer zone, PERC locations, and appropriate wording.

Ken Klein advised no 239 Review by the County of Sullivan is needed, exempt per agreement between Town of Neversink and the County of Sullivan.

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**OTHER:** Forest brought up Solar Farms. He asked if anyone new of any Town Ordinances and Zoning restrictions pertaining to Solar Farms. The Board discussed Bonds which are posted with Towns incase the Town has to dispose of the solar panels. These solar farms need to be located near infrastructure and are not prohibited. Chairman Phil Coombe requested Code Enforcement Officer Keith Stryker put together information on town requirements for a Large Scale Solar Project.

**CORRESPONDENCE:**

**Letter:**

**E-mail:**

There being no further business before the Board, a motion to adjourn the meeting at 7:30 PM was

**Moved by:** Planning Board Member, Bob Botsford

**Seconded by:** Planning Board Member, Andrew Schwartz

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

Respectfully submitted:      Bridget Schiffer, Clerk  
(evistr recording 4)

**Next regular meeting:      Wednesday, OCTOBER 6, 2021 at 7:00PM**