

**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 6, 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.

Board Members:	Philip Coombe III, Chairman	PRESENT
	Bob Botsford	PRESENT
	Walter Zeitschel	PRESENT
	Andrew Schwartz	PRESENT
	James Schmidt, Alternate	PRESENT
	Eric Horton	ABSENT
	Dave Forshay	ABSENT
	Forest Darder	ABSENT
	James Garigliano, Alternate	ABSENT

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

Other Guests Present: Loretta Ackerley, Eben Ackerley, and William Brenner.

A motion to **APPROVE** the minutes of the **SEPTEMBER 1, 2021** was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Walter Zeitschel

Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

PRESENTATIONS:

41.-1-1.3: Philippe Farran 2014 Irrevocable Trust – 2 Lot Subdivision located at 129 Bradley Road, Liberty, in the Town of Neversink, N.Y. Land Surveyor Anthony Siciliano, owner's authorized representative, presented the application. Anthony explained the 2-lot subdivision which is on the town line with the Town of Liberty. This is currently a 27.6-acre parcel, lot 2 has existing home on it and lot 1 is vacant. Tony indicated the PERCs were done. This is in the RR3 zone and meets the 3-acre minimum. Public hearing will be required and Ken Klein advised the Town of Liberty Town Clerk be mailed a Notice of Public Hearing, since property is on the town line. No 239 Review is necessary. Agricultural Data Form has been

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completed and is in the file. Map will need Note added, "Subject to New York State Dept. of Health & New York City Dept. of Environmental Protection septic requirements". Anthony will prepare the list of property owners within 500'.

A motion for the Planning Board to declare lead agency was
Moved by: Planning Board Member, Walter Zeitschel
Seconded by: Planning Board Member, Andrew Schwartz
Approved by UNANIMOUS vote: AYES: 5 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, James Schmidt
Seconded by: Planning Board Member, Bob Botsford
Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

A motion to schedule a Public Hearing for November 3, 2021 was
Moved by: Planning Board Member, Andrew Schwartz
Seconded by: Planning Board Member, Walter Zeitschel
Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

17.-1-25: Tami Shaver, and Sherri Steinhauer Trust – 2 Lot Subdivision located at 398 Claryville Road in the Town of Neversink, N.Y. Adam Hornbeck, owner's authorized representative, was present on the owners' behalf. The final map shows the buffer zone, PERC locations, and additional notation as requested by the Board at the prior meeting. Engineer's report has also been received and is part of the file. The Public Hearing having been closed and no further concerns or discussion by the Board,

A motion to APPROVE the 2 Lot Subdivision was
Moved by: Planning Board Member, Bob Botsford
Seconded by: Planning Board Member, Philip Coombe III
Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN:0

OTHER: William Brenner approached the Board with a Preliminary Discussion, not on the agenda, regarding a 2 Lot Subdivision. Bill is the authorized representative for Donald Ackerley, property owner. Donald's wife Loretta, and son Eben were present to assist with explaining the Ackerley Proposed Subdivision Map. This will be the 4th parcel and 3rd subdivision, so if there is another it will be subject to a MAJOR Subdivision application and requirements. This subdivision will create a 9.86-acre lot, which has an existing home on it. After the Board reviewed the map, it was determined the remaining vacant lot will need a PERC.

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PERC will need to be noted on the Subdivision Map. Bill can sign a waiver for the PERC on the proposed lot with the existing home on it. The Board requested the inlay map show the other lots previously subdivided from the original property. Also revised map will need DEP notation. The revised map will need to be received by the Town of Neversink Planning Department prior to Oct. 20, 2021 in order for this application to be placed on the Agenda for the Nov. 3, meeting.

CORRESPONDENCE:

Letter: NONE

E-mail: NONE

There being no further business before the Board, a motion to adjourn the meeting at 8:20 PM was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, James Schmidt

Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

Respectfully submitted: Bridget Schiffer, Clerk
(EVISTR 6)

Next regular meeting: Wednesday, NOVEMBER 3, 2021 at 7:00PM