

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

REGULAR MEETING MINUTES

AUGUST 18, 2020

Chairman Mike Dean called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:30 PM with the Pledge of Allegiance.

Board Members Present:	Mike Dean, Chairman	PRESENT
	Jim Wells	PRESENT
	James Garigliano	ABSENT
	Steve Porter	PRESENT
	Stephen Poley	ABSENT
	Ian Constable, Alternate	PRESENT

Other Officials:	Keith Stryker, Code Enforcement Officer	ABSENT
	Ken Klein, Town Attorney	PRESENT
	James Fedroff – Assist. Code Enforcement Officer	PRESENT

Other Guests Present: David Goldstein

A motion to **APPROVE** the minutes of the July 21, 2020 meeting was

Moved by: Zoning Board of Appeals Member, James Wells

Seconded by: Zoning Board of Appeals Member, Steven Porter

Approved by UNANIMOUS vote: AYES 4 NAYS 0 ABSTAIN 0

APPLICATIONS:

31.-1-6.1 BERNIE LANGE: Area Variance for a pool located at 63 Wagners Rd. Neversink NY Racheal Lange was present to represent the application. Asking for a 23ft variance to install an above ground pool. After a short discussion a motion to grant the variance and ask Ken Klein to draft a resolution was

Moved by: Zoning Board of Appeals Member, James Wells

Seconded by: Zoning Board of Appeals Member, Steven Porter

Approved by UNANIMOUS vote: AYES 4 NAYS 0 ABSTAIN

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25.-1-19 JAMES AND PATRICIA MERCADO: Area Variance for a farm operation located at 8103 State Rte. 55, Grahamsville NY Troy Johnstone, Attorney for the Mercados was present as well as the Mercados to represent the application. Mr. Johnstone looked into the police report from the complaint that was filed by a neighbor and the notice to comply had nothing pending. Mr. Mercado said that he is on a list to get a dump trailer to address the manure problem. He also said that the spring and stream are being addressed as well. They are addressing the neighbor complaints with the neighbors as well. 100 Ft setbacks are needed so they are requesting 25ft on each side and they are asking for a 75 ft variance for structures. Wording in the resolution should include...

1. Manure pile which will be addressed by the dump trailer and they will remove it as it fills up. Manure shall not pile up outside the trailer for more than one week
2. They should move the structures such as the chicken coup to 25ft from the property line.
3. Front buildings such as the barn and milk house are pre-existing and do not have to be moved
4. Fences for the animals are ok where they are and animals can walk freely within the fence lines.

A motion to grant the variance and ask Ken Klein to draft a resolution was

Moved by: Zoning Board of Appeals Member, James Wells

Seconded by: Zoning Board of Appeals Alternate Member, Ian Constable

Approved by UNANIMOUS vote: AYES 4 NAYS 0 ABSTAIN

OTHER

CORRESPONDENCE: NONE

There being no further business before the Board, a motion to close at 9:32 PM was

Moved by: Zoning Board of Appeals Member, James Garigliano

Seconded by: Zoning Board of Appeals Member, Jim Wells

Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN

Respectfully submitted: Geri Gorton, Clerk

NEXT MEETING: AUGUST 18, 2020 at 7:30 PM.