

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

MEETING MINUTES

FEBRUARY 3, 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
	Eric Horton	PRESENT
	Dave Forshay	PRESENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	James Schmidt, Alternate	PRESENT
	Alternate	VACANT

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

Members of the Community: VIA ZOOM – There were 8 people listening

A motion to **APPROVE** the minutes of the **JANUARY 6, 2021** was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Walter Zietschel

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

PRESENTATIONS:

30.-1-39.1: FSH Lodge at Neversink, LLC Site Plan Review for Health Spa Located at 7491 State Rte. 55 Neversink NY Mike Aiello was present to represent the application. The GML239 from the county came in. Phil read the response. The letter responding to the applicants' submission regarding the septic system from the DEP came in and the Board Members reviewed it. Walter Garigliano summarized the waiver that was submitted to the DEP regarding a leech field that encroaches upon part of the conservation easement that states there should be no leech fields within the easement. But the DEP stated in the letter that they would allow the leech field

Planning Board Meeting

FEBRUARY 3, 2021

Page 1 of 3

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

to remain there until it is removed or replaced. The plan is to approach the CWC about replacement program that covers up to 75% of the replacement for commercial applications. If the CWC does not have the funding the owners will have to replace at 100% so they will want to use the existing system as long as possible. They will be meeting with the CWC and DEP tomorrow. Bob Botsford asked how many occupants would be at the spa. Sims Foster said they are keeping the number of rooms at 36 with an occupancy of 72 people. Walter Garigliano said that with commercial applications it is not based on the number of beds or pillows, septic systems are based on number of rooms in that situation. It is based on the flow from 36 rooms, a restaurant and staff which is included in the existing SPEDES plan and is slightly less than the prior owners application. Mike Aiello said they want to have the systems up and running before opening. There was a discussion regarding Lead Agency and the SEQR. It was mentioned that it could qualify as a Type II action as far as reusing an existing location. After researching the SEQR and what qualifies as certain actions Ken Klein presented the board with the guidelines. After a discussion it was determined that this application qualifies as a Type II action because it replaces, refurbishing existing buildings, and use. No Lead Agency is required because it is not subject to SEQR as a Type II action.

A motion to **CLASSIFY THE APPLICATION AS A TYPE II ACTION** was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Walter Zietschel

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

There was some discussion regarding the conditions that were imposed on the prior owners and what applies to the new application and what does not apply. As well as the possibility of conditional approval based on permits from the DOH and DEP regarding the septic system. It was determined that a lot of the prior conditions were common sense items such as, operational fire alarm system and sprinklers. There was some more discussion. It was agreed that most of the items fall under building code and what Keith Stryker would take care of. Ken Klein will draft a formal resolution of approval to have the board review and vote on next month.

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

30.-1-4, 30.-1-5.3, 30.-1-39.1, 30.-1-39.2, 30.-1-44, 30.-1-45 & 30.-1-60.1: 7491 State Rte. 55 Property Co., LLC - Lot Improvement Located in Neversink NY Walter Garigliano presented the application which would reduce the number of lots included in the Spa Property from 7 lots to 3 lots combining lots. Lot 1 with conservation easements, lot2 the spa facility and lot 3 will just be the residential lot. They will not be creating any new lots just combining the lots to make more sense. The was a question asked by a member of the public via zoom as to how many acres are in the conservation easement? There are a total of 187.57 acres. After a short discussion a motion to **APPROVE** the Lot Improvement was

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Andrew Schwartz

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

OTHER:

CORRESPONDENCE:

Letter: NONE

E-mail: NONE

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

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Dave Forshay

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

Respectfully submitted: Geri Gorton, Clerk
(A246)

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