

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

**MEETING MINUTES**

**NOVEMBER 4, 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.

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

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

**Members of the Community: None**

A motion to **APPROVE** the minutes of the **OCTOBER 7, 2020** meeting as corrected was

**Moved by:** Planning Board Member, Dave Forshay

**Seconded by:** Planning Board Member, Phil Coombe III

**Approved by UNANIMOUS vote: AYES: 6 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. There was a discussion regarding the amount of signage. Phil Coombe asked if they would mind cutting down on the amount repetitive signage on the front of the storage facility because it could be distracting to drivers. It was recommended that the signage/decoration be limited to

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1. Faux doors on the road facing side of the building.
2. Chestnut Creek Storage Signage on the 2 gable ends of the main building
3. 4 x 8 illuminated sign by the entrance should be DOT approved. The set back is 25ft from the property line in the Hamlet Zone maybe a lollipop sign. Keith will work with them on placement. The location should be noted on site plan
4. Can be on the 32 x 64' building "Motorcycle, Car, Boat Storage"

The hours of operation would be 8am-5pm Monday through Friday and ½ a day on Saturdays by appointment only. There will be a person working there for access. The pricing will be on the website. Parking was discussed and the existing parking is sufficient. Bob Botsford recused himself from this application for voting as he is a neighbor.

A motion to declare lead agency was

**Moved by:** Planning Board Member, Phil Coombe III  
**Seconded by:** Planning Board Member, Dave Forshay  
**Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 1**

An application of waiver for a standard site map was presented and a motion to accept the application under Chapter 41 section 5 was

**Moved by:** Planning Board Member, Eric Horton  
**Seconded by:** Planning Board Member, Dave Forshay  
**Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 1**

The SEQR was read.

A motion to declare a negative declaration was

**Moved by:** Planning Board Member, Dave Forshay  
**Seconded by:** Planning Board Member, Phil Coombe III  
**Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 1**

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A motion to schedule a public hearing for December 2, 2020 at 7pm was

**Moved by:** Planning Board Member, Dave Forshay  
**Seconded by:** Planning Board Member, Phil Coombe III  
**Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 1**

**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. Phil Coombe III is not an adjoining owner so the correct owner's name was put on the new map.

A motion to **APPROVE** the 2lot subdivision was

**Moved by:** Planning Board Member, Bob Botsford  
**Seconded by:** Planning Board Member, Dave Forshay  
**Approved by UNANIMOUS vote: AYES: 6 NAYS: 0 ABSTAIN: 0**

**OTHER:**

1. Discussion pertaining to the Neversink General Store BBQ Shack music events. An email from Mark McLewin to Keith that specified the details of events was submitted. Mark said there were no specific dates but up to 5 events per season which is between May and October. They could start at 11am and end at 8pm. They would be 2 to 4 hours in length with no more than the 60 person occupancy that is allowed.

A motion to **APPROVE** the event portion of the BBQ Shack special use with the condition that if the occupancy goes over what is approved the special use permit can be pulled was

**Moved by:** Planning Board Member, Dave Forshay  
**Seconded by:** Planning Board Member, Bob Botsford  
**Approved by UNANIMOUS vote: AYES: 6 NAYS: 0 ABSTAIN: 0**

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2. The Health Spa is changing hands closing was today. The new owner will be doing exploratory work for the septic systems through the DEP. The new owners, including Simms Foster who also owns the DeBruce and other restaurants in the county.
3. There was a discussion pertaining to a possible development in Willowemoc. There is no application submitted but may be in the future.

**CORRESPONDENCE:**

**Letter:**

**E-mail:**

There being no further business before the Board, a motion to adjourn the meeting at 8:30 PM was

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

**Seconded by:** Planning Board Member, Dave Forshay

**Approved by UNANIMOUS vote: AYES: 6 NAYS: 0 ABSTAIN: 0**

Respectfully submitted:            Geri Gorton, Clerk

**Next regular meeting:            Wednesday, December 2, 2020 at 7:00PM**