

**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 4, 2023**

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

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

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

<b>Other Guests Present:</b>	Barbara Garigliano
	Walter Garigliano
	Mollie Messenger
	Brian Dunleavy

Chairman Phil Coombe III, called the regularly scheduled meeting of the Town of Neversink Planning Board to order at 7:03pm with the Pledge of Allegiance

A motion to **APPROVE** the Regular and Public Hearing Minutes of the **May 3, 2023** meeting was

**Moved by:** Planning Board Member, James Schmidt  
**Seconded by:** Planning Board Member, Walter Zeitschel  
**Approved by UNANIMOUS vote: AYES: 6 NAYS: 0 ABSTAIN: 0**

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**PRESENTATIONS:**

**18.-1-9.1 & 26.-1-6.1: NY Neversink I, LLC. – Special use for the Development of a Large Scale Solar Energy System - located at 318 Moore Hill Rd and Hastings Dr, Grahamsville NY**

There was a short discussion about the proposed Solar Energy Project having been brought before the Zoning Board of Appeals back on September 19, 2023. A Set-Back Variance is required, because of the overlap line between the two adjacent parcels. No action was taken at the ZBA meeting, and the applicants were referred to the planning board. Since this single project shares the same applicants, both the Planning and ZBA boards should coordinate one public hearing, covering both the Special-Use Permit Application and the Set-Back Variance at the same meeting.

Chairman Phil Coombe III, read aloud the agenda and then asked who was present to represent the applicant. Barbara Garigliano introduced herself, Mollie Messenger, Brian Dunleavy and Walter Garigliano, who were all in attendance on behalf of the applicant. Barbara noted to address technical questions about this project to them, and not to her. It was asked that the town send out a GML239 Request, send out public notices and also to declare itself Lead Agency.

A motion to **request Part II and III of SEQR be sent to the town as Lead Agency within two weeks** was

**Moved by:** Planning Board Member, James Schmidt  
**Seconded by:** Planning Board Member, Andrew Schwartz  
**Approved by UNANIMOUS vote: AYES: 6 NAYS: 0 RECUSE:**

A motion to **coordinate with the town and send out a GML239 request** was

**Moved by:** Planning Board Member, Walt Zeitschel  
**Seconded by:** Planning Board Member, Forest Darder  
**Approved by UNANIMOUS vote: AYES:6 NAYS: 0 RECUSE:**

Part I is on file, though Part II and III of the Environmental Assessment Form is required to be submitted by the applicant at least 2 weeks prior to the next meeting. Forest Darder inquired whether the DEP is involved, and if there is any concern regarding storm water run-off. Walter Garigliano stated that there will be a Stormwater Prevention Pollution Plan on the site, though Renewable Energy does not have this requirement.

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There will be weekly inspections conducted throughout the entire project. Mollie Messenger explained that all rules and regulations related to DEC and DEP in regard to stormwater regulations are being followed.

The proposed solar panel array would be located in the RR-3 Zone, in the area adjoining Hastings Drive and Moore Hill Road. It would be approximately a twenty-minute walk up the hill, in a flat area of the field behind the Time and The Valleys Museum. There will be no visual impact, except for possibly looking up at the mountain from the vicinity of the baseball fields at Neversink Community Park. The proposed project will connect to the Central Hudson Grid through the Garigliano parcel from Hastings Drive.

There was discussion on the possibilities of the size, type and wattage of the solar panels, as well as the small motors and computers that would run/direct the panels. The total approximate capacity of the project would be about 3.9 megawatts, generating about 7,743,400 kilowatts per year. It was said that there will be plenty of space between and around them, to allow for ease of maintenance to the panels themselves, and also to the landscape surrounding.

The plan is to be back in November with a site plan, followed by a dual Public Hearing in December.

**OTHER:**

**CORRESPONDENCE: NONE**

**E-mail: NONE**

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:37 PM was

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

**Seconded by:** Planning Board Member, James Schmidt

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

Respectfully submitted: Michelle Goodman, Clerk  
(PBMTG100423)

**Next regular meeting: Wednesday, November 1, 2023 at 7:00PM**