

**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 7, 2024

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.

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

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

Other Guests Present:	Anthony Siciliano, LS, p.c., Licensed Land Surveyor Town Board Representative, James Schmidt
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A motion to **APPROVE** the minutes of the January, 2024 Organizational and Regular Planning Board Meeting Minutes was

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, James Garigliano

Approved by: UNANIMOUS vote: **AYES: 4 NAYS: 0 ABSTAIN: 0**

PRESENTATIONS:

18.-1-5.2 & 18.-1-7.4: Yager – Lot Improvement – Located at 271 Moore Hill Rad and 12 McKenna Court, Grahamsville NY

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Phil Coombe III introduced Anthony Siciliano, who was present to represent. The existing 8.93 acre parcel belongs to Kayla Elizabeth Yager. She is the granddaughter of Tom Yager who borders the property on the back. When he sold that lot, he reserved a right of way on what was quoted as “at a location which would shall be determined”. This would make the lot smaller. The decision was made to do a lot improvement instead of a right of way through this parcel, which would extinguish said right-away altogether. A short discussion was had regarding the positioning of the property line. The tax map shows that the property line hits the road, as it is based on an old farm lot line - which comes close to the road, but it never actually does reach the road. Tom now has access to reach his property at the back. Kayla’s property is currently being cleared with the intention to start building on it. Phil Coombe noted that they aren’t creating any new lots, there is no need to do perc tests, or deep test pits, and that this is only a lot line improvement. Anthony Siciliano agreed and added that this is starting with two lots, and ending with two lots. Only a permit is needed for building, showing where the septic and well will be located, which is already in the process.

A Motion to **APPROVE** was:

Moved by: Planning Board Member, Robert Botsford

Seconded by: Planning Board Member, James Garigliano

Approved by UNANIMOUS vote: **AYES: 4 NAYS: 0 ABSTAIN: 0**

OTHER:

A short discussion regarding the status of the hiring process for a candidate to take fill the Planning & Zoning Board Clerk’s position. The ad has been posted and the process started

CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:22PM was

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, James Garigliano

Approved by UNANIMOUS vote: **AYES: 4 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG02072024)

Next regular meeting: Wednesday, March 6, 2024 at 7:00PM

Planning Board Meeting

February 7, 2024

Page 2 of 2