

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

MEETING MINUTES

April 3, 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	PRESENT
	Eric Horton	ABSENT
	Dave Forshay	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	ABSENT
	James Garigliano	PRESENT
	Stephen Poley, Alternate	ABSENT
Other Officials:	Keith Stryker, Code Enforcement Officer	PRESENT
	Ken Klein Esq., Town Attorney	PRESENT
Other Guests Present:	Neil Terwilleger	
	Mark McLewin	

A motion to **APPROVE** the minutes of the March, 2024 Planning Board Meeting Minutes was

Moved by: Planning Board Member, James Garigliano

Seconded by: Planning Board Member, Forest Darder

Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

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

PRESENTATIONS:

32.-1-9.4: Neil Terwilleger – Special Use for the installation of an Outdoor Boiler – located at 119 Klothe Drive, Grahamsville, NY

Phil Coombe III began the meeting, introducing Neil Terwilleger to the board. There was discussion on the specific set of rules and code for installing an outdoor boiler on personal property. The 15.8acre parcel has a private well and private septic system. The site where the boiler would be installed measures approximately 20 feet x 20 feet. Proposed placement of the Boiler is approx. 120ft from one property line and 150ft from the other property line. Because the distance from the property line does not meet the requirement of a minimum of 200ft, this project will have to go to Public Hearing. Phil Coombe stated that the application is indeed complete, and that the sketch included within will suffice in lieu of a plat. Ken Klein confirmed that this is correct - with a motion set in place.

A motion to **EXCEPT** a sketch of the proposed project in lieu of a formal site plan was

Moved by: Planning Board Member, Walt Zeitschel
Seconded by: Planning Board Member, Jim Garilgliano
Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

A motion to **DECLARE** the town as Lead Agency was

Moved by: Planning Board Chairman, Phil Coombe III
Seconded by: Planning Board Member, Jim Garigliano
Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

Phil Coombe read Part I and II of the SQR aloud. It was determined that there will not be any environmental impact.

A motion to **Declare** Negative Declaration was

Moved by: Planning Board Member, Bob Botsford
Seconded by: Planning Board Member, James Garigliano

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

A Motion to **Schedule** a Public Hearing was

Moved by: Planning Board Member, Walt Zeitschel

Seconded by: Planning Board Member, Jim Garigliano

Approved by: UNANIMOUS vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

A short discussion about whether a GML239 for the proposed project would need to be requested from the county was had. Keith Stryker stated that he would look into the matter and determine whether it will be required. If it is in fact required, it will then be submitted.

35.-1-8.4: Nosso Posto, Inc. – Special Use – Barbecue Shack Move - located at 4 Schumway Rd, Neversink, NY

Phil Coombe introduced the applicant Marc McLewin to the board. There was a discussion about Marc having come before the board in the past, under other various names associated with previous projects, including the original installation of the existing barbecue shack. Mark explained that IDA actually owns the project being discussed, but that Nosso Posto, Inc. (who's LLC is Neversink General Store), holds the property, and also goes by the name of Four Goats, LLC., it's corporate identification.

Mark disclosed that the spot up on the hill - where the barbecue shack currently sits, hasn't been successful since Covid. Many people have asked if the shack could be moved down to the parking lot area to make it more convenient with easier access. The plan would be a test concept for this coming Summer. Mark would like to park a food trailer down the hill, at the lowest parking area. He would move the existing tents and tables down to this area, and set them alongside the trailer. The existing outhouse would also be moved down, and placed nearby as well. Phil asked Mark if a Temporary one-year approval could work? Mark agreed that yes, that could work. If the outcome is indeed successful, then for the following season the shack would move down and the food truck removed. The fence would then be moved down and the temporary ramps removed completely. Only the electric pedestal would remain. The area where the Barbecue now sits will be returned to grass.

The board expressed concern about previous parking issues along Rte 55. The board also discussed the necessity of marking parking spots. Walt Zeitschel asked if the number on the map is the actual number of parking places. Mark stated, that yes it was. The amount is currently irrelevant. Mark explained that the map presented is an adaptation of the original approval given by the board when the Barbecue was first going up. Phil asked Mark to add the location on to the new map where the two designated spots for the handicap parking signs would be installed. All agreed that the re-location of the outhouse and tents must also be included on the new map to be submitted before the next Planning Board Meeting.

Planning Board Meeting

April 3, 2024

Page 3 of 4

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

A Motion to **Accept** an amended version of the existing sketch in lieu of a formal site plan was

Moved by: Planning Board Member, Forest Darder
Seconded by: Planning Board Member, Robert Garigliano
Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

A Motion to **Declare** the town as Lead Agency was

Moved by: Planning Board Chairman, Phil Coombe III
Seconded by: Planning Board Member, Walt Zeitschel
Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

A Motion to **Schedule** a Public Hearing was

Moved by: Planning Board Member, Jim Garigliano
Seconded by: Planning Board Chairman, Phil Coombe III
Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

Keith mentioned that there would in fact need to be a GML239 ordered for this project.

OTHER:

CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:45PM was

Moved by: Planning Board Member, Robert Botsford
Seconded by: Planning Board Member, Walt Zeitschel
Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG04032024)

Next regular meeting: **Wednesday, May 1, 2024 at 7:00PM**