

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

MEETING MINUTES

September 4, 2024

The regular meeting of the Town of Neversink Planning Board was called to order at 7:02PM by Co-Chairman Walt Zeitschel, with the Pledge of Allegiance.

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

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

Other Guests Present:	Anthony Siciliano, LS, PC
	Glen Blaustein

A motion to **APPROVE** the minutes of the June 5, 2024 Planning Board Meeting Minutes was

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, James Garigliano

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

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PRESENTATIONS:

32.-1-17.10 & 32.-1-17.9: Blaunstein/Aveners – Lot Improvement – located at Big Hollow Rd, Grahamsville NY

Phil Coombe III, began the meeting, and then turned it over to Anthony Siciliano, LS, PC. Referring to the map, Anthony pointed out and explained the details and layout of the proposed Lot Improvement. The Aveners are deeding 1.20 acres of their 4.21 acre parcel to the Blaunsteins 2.81 acre parcel. This would leave the Aveners with 3.01 acres, and the Blaunsteins with 4.01 acres. There is a shared driveway, which is an existing condition that will not be changed.

A motion to **APPROVE** was

Moved by: Planning Board Member, James Garigliano

Seconded by: Planning Board Alternate Member, Stephen Poley

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

There was a short discussion regarding the recent GML239 procedural updates from the Sullivan County Office. The board reviewed the General Municipal Law Section 239 Referral Exemption Agreement between the County of Sullivan and Town of Neversink. Ken Klein explained that they simply updated the exemption list, and that it likely will not affect the town. Phil Coombe stated that the town does not need to take any action other than to approve the update.

A motion to recommend the Town Board to **APPROVE** the update of the Municipal Law Section 239 Referral Exemption Agreement was

Moved by: Chairman, Phil Coombe III

Seconded by: Planning Board Alternate Member, James Garigliano

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

OTHER: Keith Stryker introduced Glenn Gabbard to the Planning Board. Glenn is currently working with Keith in the Code Enforcement Department. Glenn will fill Keith's position permanently by the end of the year. Glenn stated that he and his wife have lived in Sullivan County for almost 50 years. He previously worked as Code Official for the Town of Rockland for 12 years, and part-time for the Town of Forestburgh as well. Chairman Phil Coombe and the Planning Board warmly welcomed Glenn Gabbard to the Town of Neversink.

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CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:13PM was

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Alternate Member, Stephen Poley

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

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG090424)

Next regular meeting: Wednesday, October 2, 2024 at 7:00PM