

**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 6, 2024

The regular meeting of the Town of Neversink Planning Board was called to order at 7:05PM 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
	Forest Darder	PRESENT
	Andrew Schwartz	ABSENT
	James Garigliano	ABSENT
	Stephen Poley, Alternate	PRESENT

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

Other Guests Present: Glenn Smith, P.E
Gabriela Nolan and Heather Jacksy
(Sullivan County Division of Planning, Community Development and Environmental Management)

A motion to **APPROVE** the minutes of the October 2, 2024 Planning Board Meeting Minutes was

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

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PRESENTATIONS:

35.-1-27.1: Linda M. Goldstein - Minor Subdivision - located at 344 Myers Rd, Neversink NY

Followed by a Public Hearing, the regular Planning Board Meeting opened at 7:05pm. The proposed project would result in a 3-Lot Subdivision. Two 5.1acre parcels would be divided off of the 85acre parent parcel. Perc. tests were already taken on Lot A and Lot B, but not on the parent parcel. Chairman Phil Coombe III read aloud the waiver mentioned earlier at the public hearing. Because the 85acre parcel had been developed and operated as a farm for over seventy-five years, it included the residence near the intersection of Myers Road and Mutton Hill Road that utilized a subsurface septic system. This verifies that suitable soils exist on that property for residential wastewater disposal. The waiver would excuse any perc. test requirements on the remaining 75acres.

A motion to **EXCEPT** an Application for Variation and Waiver of Requirements was

Moved by: Planning Board Chairman, Phil Coombe III

Seconded by: Planning Board Member, Robert Botsford

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

A GML239 Referral Form was submitted to the county, but was not required. Edits changing the specific piping runs for the septic system were applied to the plans and maps were updated.

A motion to **APPROVE** was

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Walt Zeitschel

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

OTHER:

Meet and Greet:

Gabriela Nolan, Planner

Heather Jacksy, Director of Planning

**Sullivan County Division of Planning, Community Development
and Environmental Management**

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Phil Coombe III, introduced guests Gabriela Nolan and Heather Jacksy, of the Sullivan County Division of Planning. Their office is located at the County Government Center in Monticello, NY. They came to meet and introduce themselves to the board. Gabriela and Heather explained that fortunately, they finally have a full staff in their department consisting of three planners, each assigned their own geographical jurisdiction. Their main goal today was to let the Planning Board know who they are, and what resources they offer. Their GML239 process is nicely outlined on their website (<https://Sullivanny.us/Departments/PlanningEnvironmental>). Heather and Gabriela left contact information for anyone who may have any questions or concerns.

CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:25PM was

Moved by: Planning Board Member, Robert Botsford

Seconded by: Planning Board Member, Forest Darder

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

Respectfully submitted: Michelle Goodman, Clerk
(PBPHMTG110624)

Next regular meeting: Wednesday, December 4, 2024 at 7:00PM