

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

MEETING MINUTES

December 4, 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	ABSENT
	Walter Zeitschel	PRESENT
	Eric Horton	PRESENT
	Forest Darder	ABSENT
	Andrew Schwartz	PRESENT
	James Garigliano	PRESENT
	Stephen Poley, Alternate	PRESENT

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

Other Guests Present:

Brian Edwards, Esq.
Barbara Garigliano, Esq.
Zach Nielsen

A motion to **APPROVE** the minutes of the November 2, 2024 Regular Planning Board Meeting was

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

A motion to **APPROVE** the minutes of the November 2, 2024 Planning Board Public Hearing Meeting was

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

PRESENTATIONS:

6.-1-9.1: Estate of Verna Amundsen - Minor Subdivision - located at 323 East Mountain Rd, Neversink, NY

Chairman Phil Coombe, III introduced Brian Edwards, Esq. to the Planning Board. Brian was present to represent the applicants Larry and Cindy Baily. Mr. Edwards explained that the proposed project consists of a 2-lot subdivision that involves splitting off 5.32 acres from the existing 40.15 acre parent parcel. The Baily's, who have lived at the location of the proposed subdivision for many years, were always promised that they would be granted this lot. Upon Verna's passing, it was to be conveyed to the Baily's. Larry and Cindy Bailey's names are listed on the current map, but that would need to be edited and changed to "Estate of Amundsen". Brian Edwards submitted a Decree Granting Administration for the file. Chairman, Phil Coombe pointed out that it was noted in the application that previously there had been another 2-lot subdivision completed on the same property a few years before. This would make a total of four lots divided, still keeping within the minor-subdivision maximum requirement. No extra paperwork would be necessary. There is only one dwelling with a septic existing on the lot and Perc Tests would need to be performed on the larger parcel in advance of the applicant's next appearance before the board.

A motion to **Declare Lead Agency** was

Moved by: Planning Board Member, James Garigliano
Seconded by: Planning Board Member, Andrew Schwartz
Approved by: UNANIMOUS vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

At 8:12pm, James Garigliano recused himself from the meeting.

Barbara Garigliano introduced herself and Zach Neilsen, who were present to represent Keriland, Inc. Mrs. Garigliano explained that the owners of the Keriland property have entered into a contract to sell their 3,000+ acres to open Open Space Institute (OSI). Surveyors have discovered some encroachments, which would need to be taken care of.

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8.-1-3.1 & 14.-1-14: Keriland Inc. / Hogsback and Sons, LLC. - Lot Improvement - located at 469 Hunter Road Neversink, NY

Hogsback and Sons, LLC, the owners of this 1/2acre property will be purchasing 3 additional acres from Keriland Inc. to be conjoined. They will have a total of 4.5acres.

A motion to **APPROVE** was

Moved by: Planning Board Member, Walt Zeitschel

Seconded by: Planning Board Member, Andrew Schwartz

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

8.-1-3.1 & 13.-1-6.5: Keriland Inc. / Michael & Susan McClatchy - Lot Improvement - located at 29 Willow Drive, Livingston Manor, NY

2/3 of the McClatchy's house currently sits on Keriland Inc. property. Keriland Inc. is selling the McClatchy's the property they are already situated on, so that they can actually own the land that their house sits on.

A motion to **APPROVE** was

Moved by: Planning Board Member, Stephen Poley

Seconded by: Planning Board Member, Eric Horton

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

8.-1-3.1 & 13.-1-8: Keriland Inc. / Cladiu & Andrea Secara - Lot Improvement - located at 80 Pole Rd , Neversink, NY

The Secara's house sits entirely on Keriland Inc. property. The Secara's and Keriland Inc are selling each other property to make an even swap.

A motion to **APPROVE** was

Moved by: Planning Board Chairman, Philip Coombe, III

Seconded by: Planning Board Member, Eric Horton

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

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8.-1-3.1 & 14.-1-13: Keriland Inc. / Philip & Tania Lariccia - Lot Improvement - located at 513 Hunter Rd, Neversink, NY

The Lariccia's property has several encroachments; an oil tank, an outhouse, no road frontage (Keriland property separates them from road). The Lariccia's need to be granted road frontage, and also rid Keriland Inc. of any environmental concerns.

A motion to **APPROVE** was

Moved by: Planning Board Member, Stephen Poley

Seconded by: Planning Board Member, Andrew Schwartz

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

OTHER:

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 Chairman, Philip Coombe III

Seconded by: Planning Board Member, Andrew Schwartz

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

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG120424)

Next regular meeting: Wednesday, January 8, 2024 at 7:00PM