

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

**MEETING MINUTES**

**January 8, 2025**

The regular meeting of the Town of Neversink Planning Board was called to order at 7:00PM by Acting Chairman Walt Zeitschel, with the Pledge of Allegiance.

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

<b>Other Officials:</b>	Glenn Gabbard, Code Enforcement Officer	ABSENT
	Ken Klein Esq., Town Attorney	ABSENT
	James Schmidt, Town Board Representative	ABSENT

**Other Guests Present:** Catherine Coombe  
Erik Risher  
Glenn L. Smith, P.E

A motion to **APPROVE** the minutes of the December 4, 2024 Planning Board Meeting Minutes was

**Moved by:** Planning Board Member, James Garigliano

**Seconded by:** Planning Board Member, Walt Zeitschel

**Approved by:** UNANIMOUS vote: **AYES: 7 NAYS: 0 ABSTAIN: 0**

**PRESENTATIONS:**

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**25.-1-11.3: Dark Sky Hospitality c/o Catherine Coombe - Special Use** – Chestnut Woods Restaurant located at NYS Route 55, Neversink, NY

At 7:05, Phil Coombe III Recused himself from the meeting and turned it over to Vice Chairman, Walter Zeitschel.

Walt turned over the meeting to Glenn L. Smith, P.E. who is the engineer for the proposed project. Glenn explained that Catherine Coombe proposes to reopen the former Chestnut Woods Restaurant. The existing 1.01acre parcel is located in the town's Hamlet (H) Zoning District and is served by the municipal (NYC) sewage collection system.

A requirement of NYCDEP is to install a grease trap on the kitchen wastewater and drain lines. The plans indicate a 1,500 gallon concrete grease trap that would be installed outside the building in the vicinity of the outdoor dining area.

Referring to both the renderings and drawings provided, Glenn Smith, Cathy Coombe, Erik Risher, and the members of the planning board discussed the layout of the proposed plans. The project would involve a complete renovation of the restaurant to include a large kitchen, a main dining area, an old style Irish pub room, upgrading and expanding the existing parking lots, the installation of barriers and the placement of outdoor signage.

A motion to **DECLARE LEAD AGENCY** was

**Moved by:** Planning Board Member, Eric Horton

**Seconded by:** Planning Board Member, James Garigliano

**Approved by:** **UNANIMOUS** vote: **AYES: 7 NAYS: 0 ABSTAIN: 0**

A motion to **REQUEST** a GML239 **Referral** from the county was

**Moved by:** Planning Board Member, Forest Darder

**Seconded by:** Planning Board Member, Andrew Schwartz

**Approved by:** **UNANIMOUS** vote: **AYES: 7 NAYS: 0 ABSTAIN: 0**

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A motion to **SCHEDULE** A Public Hearing was

**Moved by:** Planning Board Member, James Garigliano

**Seconded by:** Planning Board Member, Walt Zeitschel

**Approved by:** **UNANIMOUS** vote: **AYES: 7 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 7:45PM was

**Moved by:** Planning Board Member, Stephen Poley

**Seconded by:** Planning Board Member, Eric Horton

**Approved by:** **UNANIMOUS** vote: **AYES: 7 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Michelle Goodman, Clerk  
(PBMTG010825)

**Next regular meeting:** **Wednesday, February 5, 2025 at 7:00PM**