

**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 2, 2025

The regular meeting of the Town of Neversink Planning Board was called to order at 7:01PM by Chairman Phil Coombe III with the Pledge of Allegiance.

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

Other Officials:	Glenn Gabbard, Code Enforcement Officer	Present
	Ken Klein Esq., Town Attorney	Present
	James Schmidt, Town Board Representative	Present

Other Guests Present: Anthony Siciliano LS, P.C.

Phil Coombe started the meeting asking for a moment of silence for the passing of Mike Brooks.

A motion to **APPROVE** the minutes of the February 5, 2025 Public Hearing was

Moved by: Planning Board Member, Walt Zeitschel

Seconded by: Planning Board Member, Andrew Schwartz

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

A motion to **APPROVE** the minutes of February 5, 2025 Planning Board Meeting was

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member James Garigiano

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

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PRESENTATIONS:

28.-1-15.60 / 28.-1-15.34 / 28.-1-15.35: Fernando and Kimberly Costa: Lot Improvement – located on Smith Lane, Grahamsville

Phil Coombe III called Anthony Siciliano, who was present to represent Fernando and Kimberly Costa's proposed Lot Improvement to the board. Anthony explained the details and layout of the proposed Lot Improvement. Parcel A, vacant lot (#28.-1-15.34) 1.32 acres are to be combined with Parcel B, vacant lot (#28.-1-15.35) 1.41 acres to form a 2.73 Acre Parcel. Parcel C .10 acre is to be combined with #28.-1-15.60 to form a 23.92-acre Parcel. This Lot Improvement would eliminate 2 non-conforming lots and combine them into 1 lot over 2 acres required by Zoning. A brief discussion was had concerning road frontage on each parcel and it was determined that each were adequate. Phil Coombe stated that there was no need for Perc test as this was only a lot improvement on pre-existing parcels.

A motion to **APPROVE** was:

Moved by: Planning Board Member, James Garigliano

Seconded by: Planning Board Member, Forest Darder

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 7:14pm was

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, Walt Zeitschel

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

Respectfully submitted: Rebecca Witthohn, Clerk
(PBMTG040225)

Next regular meeting: Wednesday, May 7, 2025