

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

MEETING MINUTES

June 4, 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	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	James Garigliano	ABSENT
	Stephen Poley, Alternate	PRESENT

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

Other Guests Present:	Anthony Siciliano LS, P.C.
	Christopher Marnell
	Brody Copp

A motion to **APPROVE** the minutes of May 7, 2025 Planning Board Meeting was:

Moved by: Planning Board Member, Walter Zeitschel

Seconded by: Planning Board Member, Forest Darder

Approved by: UNANIMOUS vote: **AYES 6 NAYS: 0 ABSTAIN: 0**

Following the public hearing Phil Coombe III resumed the regular Planning Board Meeting. Andrew Schwartz recused himself from the Christopher Marnell/Patel application.

PRESENTATIONS:

33.-1-1: Christopher Marnell/Patel-Sub Division: South Hill Rd Grahamsville, NY

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The Chairman informed the board members that a revised map was submitted along with copies of the county DPW driveway permit application. Mr. Marnell explained that he would provide the signed permits upon approval. Phil Coombe then explained that as Lead Agency the board must complete part II of the SEQR. Part II of the SEQR was read aloud by Chairman, Phil Coombe. It was determined that the proposed action would not result in any significant adverse environmental impact.

A motion to **DECLARE** a Negative Declaration was:

Moved by: Planning Board Member, Stephan Poley
Seconded by: Planning Board Member, Forest Darder
Approved by: UNANIMOUS vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

Phil Coombe stated that the application was complete and was open for discussion. A brief discussion was had about water runoff. Forest Darder was concerned and wanted to make sure that there will be no change to the direction of water as it leaves the property. Mr. Marnell assured the board that he would not impact any other properties with additional water and that he would divert water runoff to the already adequate culverts. The board being satisfied declared that the application meets the requirements of the subdivision law.

A motion to **APPROVE** was:

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

33.-1-3.1: Kurt A. and Kim L. Carlsen-Sub Division: 157 South Hill Rd Grahamsville, NY

Anthony Siciliano presented the application to the board. This will be a 2-lot subdivision on South Hill Rd in Grahamsville. The parcel to be divided is 23.50 acres. A 5-acre parcel will be for a family member. Walt Zeitschel asked if this property has been subdivided before. Anthony Siciliano stated that back in 1990 four lots had been previously subdivided. After reviewing the maps, Phil Coombe III asked Ken Klein for any input concerning the number of times the parcel has been subdivided. Ken Klein read aloud the town code concerning subdivisions which stated that four or more subdivisions on a parcel dating back to 1989 is considered a major subdivision. The board determined that this application will now move forward as a major subdivision. The board recommended that Anthony Siciliano amend the application and maps to adhere to the major subdivision requirements. It was determined that a GML239 will be needed. Brody Copp introduced himself to the board as the applicant. Mr. Copp stated that DPW has already been on site for the driveway proposal. He also stated that soil perc tests have been completed.

A motion to **DECLARE** Lead Agency was:

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Moved by: Planning Board Member, Walt Zeitschel
Seconded by: Planning Board Member, Forest Darder
Approved by: UNANIMOUS vote: **AYES 6: NAYS:0 ABSTAIN:0**

The board felt confident in scheduling a public hearing when assured by Anthony Siciliano that the necessary changes will be done in a timely manner.

A motion to schedule a **Public Hearing** was:

Moved by: Planning Board Member, Forest Darder
Seconded by: Planning Board Member, Andrew Schwartz
Approved by: UNANIMOUS vote: **AYES:6 NAYS:0 ABSTAIN:0**

OTHER:

Planning board Co Chairman Walt Zeitschel reminded the board that the Neversink general store was supposed to come back to the board to discuss the BBQ Shack moving its location to the lower parking lot. The Planning Board discussed how they had given Mark McLewin (4 Goats, LLC) a temporary Use to allow for a food truck in the lower lot to test the location with follow up needed after one year. Phil Coombe III suggested that the COE be informed and that follow up was needed. Ken Klein suggested that Glenn Gabbard should reach out to the past COE Keith Stryker for specific details. Phil Coombe then asked if past meeting Minutes could be provided to the board for review and follow up at the next Planning Board meeting.

CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 8:01pm was:

Moved by: Planning Board Member, Robert Botsford
Seconded by: Planning Board Member, Andrew Schwartz
Approved by: UNANIMOUS vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Rebecca Witthohn, Clerk
(PBMTG060425)

Next regular meeting: **Wednesday, July 2, 2025**