

**TOWN OF NEVERSINK
PLANNING BOARD**

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Grahamsville, NY 12740
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PUBLIC HEARING MINUTES

June 4, 2025

Christopher Marnell/Patel Sub Division
South Hill Rd Grahamsville, NY

33.-1-1

Phil Coombe III welcomed the members of the community to the Marnell/Patel Public Hearing. He introduced Anthony Siciliano and Christopher Marnell and explained to the public that they will discuss their proposed subdivision and then the floor will be open for questions or comments.

At 7:04pm Phillip Coombe III made a motion to **OPEN** the floor for a Public Hearing

Moved by: Planning Board Member, Robert Botsford

Seconded by: Planning Board Member, Steve Poley

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

Mr. Anthony Siciliano explained that the sub division would be an 8.64-acre parcel divided into two lots; a 5.35-acre lot and a 3.29-acre lot. He noted that the property is in a RR3 district which requires a 3-acre minimum for each lot. Phil Coombe III then asked if the public had any comments or questions. Neighbors Cheryl Marion and Matt Costa stated their concerns about construction and land clearing redirecting water or increasing runoff specifically toward the main culvert pipe which crosses South Hill Road from lot #1. Chris Marnell stated that the runoff will not increase as a result of the construction and that some of the runoff will be diverted into a second culvert pipe from the lot. Phil Coombe then asked Mr. Marnell if he was changing any water courses, slopes or diverting streams in any way. Christopher Marnell said that there will be a small swale on the back of the property. Water then will be diverted to an overflow stream and a culvert pipe which then crosses the road to a pond. Mr. Marnell said that he does not expect any increase in water flow that will negatively affect the culverts, ponds, or wells. Kathleen Kelly asked if the DEP has looked into the septic systems that are being installed. Mr. Marnell said that Perc tests have been completed and the DEP has to approve any septic design. Mr. Marnell pointed out on the map where the systems will be located. He also gave a brief description of each house and their locations on the map. Houses will be between 1700-1800sq.

ft. farmhouse design with wood siding. Christopher Marnell invited the neighbors to come see him on site with any questions or concerns that they have during the build.

A Motion to **CLOSE** the Public Hearing at 7:20 PM was:

MOVED by: Planning Board Member, Forest Darder

SECONDED by: Planning Board Member, Robert Botsford

APPROVED by: **UNANIMOUS** vote: **AYES: 6 NAYES: 0 ABSTAIN: 0**

Board Members present:

Philip Coombe III
Walter Zeitschel
Forest Darder
Andrew Schwartz
Stephen Poley
Robert Botsford

Other Officials:

Ken Klein, Esq., Town Attorney

Also Present:

Anthony Siciliano LS, P.C.
Christopher Marnell

Members of the community also present:

Cheryl Marion
Kathleen Kelly
Matt Costa
Brody Copp

Elizabeth Bernitt
Charles Fusco
Clayton Brooks