

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

**ORGANIZATIONAL MEETING MINUTES  
May 20, 2025**

The Organizational Meeting of the Town of Neversink Zoning Board of Appeals was called to order by Chairman, Ian Constable.

<b>Board Members Present:</b>	Ian Constable, Chairman	PRESENT
	Jim Wells	PRESENT
	Steve Porter	PRESENT
	Andrew McCabe	ABSENT
	Travis Hartman	ABSENT

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

**Other Guests Present:** Mike Dean

Ian Constable welcomed back the members of the board. He informed the members that he has been selected as ZBA chairman by the Town Board. Ian stated that his expectations going forward would be to have a minimum of 4 meetings a year so that the members can touch base with one another and to use these meetings, if need be, to complete the necessary trainings required by each member. As Chairman, Ian would also like the members to whenever possible to visit the application sites to better understand the variance that they are ruling on. It was noted that they cannot go as a group and that they would try to coordinate with the applicant as to when they can be on site. Ian then addressed Mike Dean as to whether or not he would be interested in the ZBA Alternate position. Mike Dean expressed that he would be interested in the position but was looking for answers in regards to his removal from the ZBA board after 34 years of service. Mr. Dean was clear in his frustration over his removal but thanked the members of the ZBA board and said it was his honor to serve with them.

A motion to **Recommend to the Town Board** Mike Dean as an Alternate was:

**Moved by:** Zoning Board Member, Jim Wells

**Seconded by:** Zoning Board Member, Steve Porter

**Approved by: UNANIMOUS vote: AYES:3 NAYS: 0 ABSTAIN:0**

Ian Constable stated that he would attend the next Town Board meeting and present a letter to the Town Board recommending Mike Dean as Alternate.

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A discussion was had about changing the time of the ZBA meetings from 7:30pm to 7pm. The members agreed that an earlier time would be better.

A motion to **Change** the Meeting time to 7PM was:

**Moved by:** Zoning Board Member, Jim Wells

**Seconded by:** Zoning Board Member, Steve Porter

**Approved by: UNANIMOUS vote: AYES: 3 NAYS: 0 ABSTAIN:0**

Chairman Ian Constable then called for a nomination for Co Chairman.

A motion to **Nominate** Jim Wells to Co-**Chairman** was:

**Moved by:** Zoning Board Member, Steve Porter

**Seconded by:** Chairman, Ian Constable

**Approved by: UNANIMOUS vote: AYES:3 NAYS: 0 ABSTAIN:0**

Jim Wells was thereby declared **Co-Chairman** of the Town of Neversink Zoning Board of Appeals.

There being no further business before the Board, a motion to **ADJOURN** the Organizational meeting at 7:54pm was:

**Moved by:** Zoning Board Member, Steve Porter

**Seconded by:** Zoning Board Member, Jim Wells

**Approved by: UNANIMOUS vote: AYES:3 NAYS:0 ABSTAIN:0**

Respectfully Submitted:      Rebecca Witthohn, Clerk  
(ZBAMTG52025)