

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

MEETING MINUTES

July 2, 2025

The Town of Neversink Planning Board Meeting was called to order at 7:02pm 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	ABSENT
	James Garigliano	ABSENT
	Stephen Poley, Alternate	ABSENT

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

Other Guests Present: Brody Coop

A motion to **APPROVE** the minutes of June 4, 2025 Public Hearing and Planning Board meeting was:

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Bob Botsford

Approved by: UNANIMOUS vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

Following the public hearing Phil Coombe III began the regular Planning Board Meeting at 7:10pm.

PRESENTATIONS:

33.-1-3.1: Kurt A. and Kim L Carlsen-Major Subdivision located at 157 South Hill rd. Grahamsville NY

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Phil Coombe III welcomed Brody Coop back and asked him to bring the board members up to date on his application. Mr. Coop stated that the maps have been updated to include setbacks and perc locations. He also noted the approximate location of the house and discussed the septic and leach field locations. Brody Coop noted that the septic system would be a shallow absorption trench and that he will be required to raise the soil 12-18 inches. DEP will supervise. Phil Coombe III asked the board members if anyone had any questions or concerns. The Board agreed everything looked good. Phil Coombe then read aloud the GML 239 report from the county that stated no anticipated intermunicipal or countywide impact and recommended local determination for approval. The Chairman then read allowed the short environmental assessment (SEQR) The board agreed that there will be no significant adverse environmental impact as a result.

A motion for a **NEGATIVE DECLARATION** was:

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Eric Horton

Approved by: UNANIMOUS vote: **AYES:5 NAYS:0 ABSTAIN:0**

Phil Coombe III then asked the board members if they had any questions or conditions on this application. The board was satisfied stating that the application met all subdivision requirements.

A motion to **APPROVE** was:

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Eric Horton

Approved by: UNANIMOUS vote: **AYES:5 NAYS: 0 ABSTAIN:0**

OTHER: Nosso Posto, Inc -Special Use -BBQ Shack Move

Phil Coombe III asked Glenn Gabbard, Code Enforcement Officer, if he was able to get in touch with Mark McLewin regarding the expiration of the one-year temporary Use permit. Glenn said he reached out twice through his employees but has not heard back from Mr. McLewin. The Chairman then read the minutes from April 3, 2024 regarding the application to remind the board members what was previously discussed and approved. The board did say that the BBQ Shack was moved and many previously stated requests were being implemented. A discussion amongst the members as to whether or not Mr. McLewin needed to return to the Planning Board for final approval was had. Planning Board member Robert Botsford stated that he was concerned that there are no vehicle impact barriers or bollards down by the Shack. He stated that they have required them for other establishments and they should remain consistent. Ultimately the board members decided that Mr. McLewin did need to return to the Planning Board to express whether or not he was happy with the BBQ Shack in its current location and to discuss completing the previous requests as well as erecting a suitable protective barrier for the outdoor seating area. The Planning Board Chairman asked Glenn Gabbard to follow up with contacting Mr. McLewin and advising him of his wanted presence at next months Planning Board Meeting.

Planning Board Meeting

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CORRESPONDENCE: The Board members were informed of the ZBA Chairman, Ian Constable's invite to attend any on site trainings that the ZBA board has in the future. They will be notified via email.

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:40pm was:

Moved by: Planning Board Member, Robert Botsford

Seconded by: Planning Board Member, Walt Zeitschel

Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

Respectfully submitted: Rebecca Witthohn, Clerk
(PBMTG7225)

Next regular meeting: Wednesday August 6, 2025