

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

**PUBLIC HEARING MINUTES
July 2, 2025**

Kurt A. And Kim L. Carlsen - Major Subdivision
Located at 157 South Hill Rd, Grahamsville NY
33.-1-3.1

The public hearing was called to order at 7:05 pm by Chairman Phillip Coombe III. The Chairman described the application as a 2-lot subdivision which had been formally subdivided in 1990 making this the fifth subdivision on this property.

A motion to **OPEN** the Public Hearing was:

Moved by: Planning Board Member, Walt Zeitschel
Seconded by: Planning Board Member, Forest Darder
Approved by: **UNANIMOUS** vote: **Ayes: 5 NAYS: 0 ABSTAIN: 0**

Phil Coombe III made mention that no one from the public was in attendance but he would leave the hearing open for any late arrivals while the board discussed the SEQR requirements. It was questioned whether a long assessment or a short assessment would be needed for this subdivision since it is a major subdivision according to town code. Ken Klein, Town Attorney, stated that under the SEQR regulations this falls under a short assessment however he questioned whether the Subdivision regulations specified if it had to be a long assessment. Brody Coop who was representing the applicant asked what the difference was between the different assessments. Eric Horton explained how the long SEQR is a more comprehensive review into any environmental impact. The board members all agreed that nothing about this 2-lot subdivision triggered a TYPE I assessment. Ken Klein later stated that the subdivision regulations do not specify a long assessment over a short assessment and it is based upon board determination.

Phil Coombe III stated that there is no one from the public present and that the Public Hearing will be closed.

A motion to **CLOSE** the Public Hearing at 7:10pm was:

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

Board Members Present:

Phil Coombe III
Walt Zeitschel
Bob Botsford
Forest Darder
Eric Horton

Also Present:

Ken Klein, Esq. Town Attorney
Glenn Gabbard, Code Enforcement Officer
Brody Coop

Respectfully Submitted:

Rebecca Witthohn, Clerk
(PBMTG7225)