

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

**MEETING MINUTES
August 6, 2025**

The Regular Meeting of the Town of Neversink Planning Board was called to order at 7:00PM by
Chairman Philip Coombe III, with the Pledge of Allegiance.

Board Members:	Philip Coombe III, Chairman	PRESENT
	Walter Zeitschel, Vice Chairman	PRESENT
	Robert Botsford	PRESENT
	Eric Horton	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	ABSENT
	James Garigliano	PRESENT
	Stephen Poley, ALT	PRESENT
Other Officials:	Glenn Gabbard, Code Enforcement Officer	ABSENT
	Ken Klein ESQ., Town Attorney	PRESENT
	James Schmidt, Town Board Representative	ABSENT
Other Guests Present:	Mark McLewin	

A motion to **APPROVE** the minutes of the July 2 ,2025 Planning Board Meeting was:

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

A motion to **APPROVE** the minutes of the July 2, 2025 Public Hearing was:

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

Presentations:

35.-1-8.4: Nosso Posto, Inc- Special Use- BBQ Shack Move located on 4 Schumway Rd in Neversink.

Phil Coombe III welcomed Mark McLewin back before the board. The purpose of the meeting is to approve a temporary Special Use permit pertaining to the BBQ shack's new location. The board members explained to Mr. McLewin that they had some concerns about the lack of vehicle impact barriers in front of customer sitting area by the tents. Planning board member Robert Botsford strongly expressed the need for consistency when requiring vehicle impact barriers at local businesses. Mark McLewin was proactive and had gotten 8ft, 12inch diameter logs and said he would put them in front of the tents/seating area immediately. A discussion was then had over whether bollards or concrete blocks would be more appropriate or if the logs would be sufficient. Mr. McLewin stated that a permanent bollard would not be feasible due to the need to plow the parking lot in the winter. He stated that the BBQ Shack is something that he does for the community and if permanent barriers were his only option, then he could not maintain the operation of the BBQ shack. Planning Board member Forest Darder offered up other barrier options such as large boulders and then asked Mr. McLewin if he sees the need for barriers at all. While Mark McLewin says he feels they are not needed in the current location he does understand the need and the concern. Chairman Phil Coombe III stated that the board must be consistent with security and protection and that there are many ways to accomplish that goal. After a brief discussion with Town Attorney, Ken Klein the members agreed that because this seating/tent area was seasonal that such protective features against vehicles can be a temporary set up each year. Mark McLewin said that he would put up vehicle impact barriers every year as soon as the tents go up and would remove the barriers when the tents are removed for the season.

A motion to **APPROVE** the modification to the Special Use permit **with conditions** that suitable barriers against automobiles are placed at the site while in operation was:

Moved by: Planning board Chairman, Phil Coombe III
Seconded by: Planning board member, James Garigliano
Approved by: **UNANIMOUS** vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

OTHER:

CORRESPONDENCE: NONE

EMAIL: Municipal Training reminder at Monticello Government Center, Thursday August 28th @4pm

There being no further business before the Board, a motion to **Adjourn** the meeting was:

Moved by: Planning Board member, James Garigliano
Seconded by: Planning Board member, Robert Bostford
Approved by: **UNANIMOUS** vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Rebecca Witthohn, Clerk (PBMTG80625)