

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

**MEETING MINUTES
September 3, 2025**

The Regular Meeting of the Town of Neversink Planning Board was called to order at 7:01PM 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	PRESENT
	Forest Darder	ABSENT
	Andrew Schwartz	ABSENT
	James Garigliano	ABSENT
	Stephen Poley, ALT	PRESENT

Other Officials:	Glenn Gabbard, Code Enforcement Officer	ABSENT
	Ken Klein ESQ., Town Attorney	ABSENT
	James Schmidt, Town Board Representative	ABSENT

A motion to **APPROVE** the minutes of the August 6, 2025 Planning Board Meeting was:

Moved by: Planning board Vice-Chairman, Walt Zeitschel
Seconded by: Planning Board Member, Steven Poley
Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN:0**

Phil Coombe III noted that Town Attorney, Ken Klein reached out to him and stated that he would not be in attendance for tonight's meeting.

Presentations:

25.-1-18/18.3/17.1: McCarthy / Sun Trail LLC, -Lot Improvement: Located on RT 55 Grahamsville, NY

Phil Coombe III called upon Surveyor, Anthony Siciliano to present the Lot improvement application for lots 25.-1-18.1/18.3/17.1: McCarthy/Sun Trail LLC. Mr. Siciliano stated that the lot

improvement involved 3 lot line changes. As documented on the Survey Map a portion (0.369-acre) of SBL#25.-1-18.3 to be added to SBL#25.-1-17.1. A portion (0.220-acre) of SBL# 25.-1-17.1 to be added to SBL# 25.-1-18.3 and a portion (2.41-acres) of SBL# 25.-1-18.1 to be added to 25.-1-18.3. The board members noted that the lot improvement created a flag lot for one of the parcels and sufficient road frontage was available. Anthony Siciliano summarized the new lot improvements: SBL # 25.-1-18.1 is a 26.28-acre lot decreasing to 23.87 acres. SBL# 25.-1-17.1 is a 1.89-acre lot increasing to 2.04 acres and SBL# 25.-1-18.3 is 0.556 acres increasing to 2.82 acres. Anthony Siciliano explained that the two pre-existing lots were non-conforming but after the lot improvement they will conform to the RS zoning district. A brief discussion was had regarding concerns about future development of one of the parcels, specifically about sewer and electrical. The board members were satisfied that these lot line changes meet the definition of a lot improvement.

A motion to **APPROVE**:

Moved by: Planning board Vice-Chairman, Walter Zeitschel

Seconded by: Planning board member, Eric Horton

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

OTHER:

CORRESPONDENCE:

EMAIL:

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

Moved by: Planning Board Chairman, Phil Coombe III

Seconded by: Planning Board member, Steve Poley

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

Respectfully submitted: Rebecca Witthohn, Clerk
(PBMTG090325)

Next Planning Board Meeting: October 1, 2025