

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

**MEETING MINUTES
September 16, 2025**

Board Members:	Ian Constable, Chairman	PRESENT
	Jim Wells, Co- Chairman	ABSENT
	Steve Porter	PRESENT
	Andrew McCabe	PRESENT
	Travis Hartman	PRESENT

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

Other Guests Present:
Catherine Coombe

Chairman Ian Constable called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:02pm with the Pledge of Allegiance.

A motion to **APPROVE** the minutes of the June 17, 2025 meeting was:

Moved by: Zoning Board of Appeals Member, Andrew McCabe

Seconded by: Zoning Board of Appeals Member, Steve Porter

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

APPLICATION:

25.-1-11.3: Dark Sky Hospitality- Variance for additional signage: Located on 7991 State Route 55, Grahamsville, NY

Chairman, Ian Constable welcomed Catherine Coombe before the board and asked her to present her application for a sign variance. Ms. Coombe stated that she is requesting two signs for the restaurant for the purpose of visibility from either direction. One sign is to be placed on Rt. 55 side of the building(front) the second sign to be placed on the west end side of the building. The signs have been designed and are planned to measure 3ft x 6ft. in size. Ms. Coombe stated that she is willing to modify plans if necessary to fit the zoning requirements. Ms. Coombe also explained that a free-standing sign is not practical as it will impede parking due to the DOT right of way stipulations. The ZBA members requested that Town Attorney, Ken Klein help clarify the Town code Sign regulations (50-18. Signs) Ken Klein read aloud, line by line, the sign provisions. It was stated that Ms. Coombe's restaurant is located in the H district. Ken Klein stated that according to the sign provisions that one illuminated open/close sign is allowed noting that additional illuminating signs require a special use permit that must be granted by the

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Planning Board. Ken Klein and the board members then discussed at length the size permitted of each sign. The board members agreed that each requested sign by Ms. Coombe adheres to the regulations that are stipulated in the code. Neither sign is bigger than 32sq. ft. nor in excess of twice the length in ft. of the wall that it is hung on. Under existing building code, the board determined no variance is required, only an amendment to the previously filed special use permit. The board members referred Catherine Coombe to the Planning Board to amend her special use permit to address the additional requested illuminated signage.

A **Motion** to conclude, that it is the interpretation of the ZBA board that no Variance is required to erect the two proposed signs of the size described and, in the locations, depicted:

Moved by: Zoning Board of Appeals member, Andrew McCabe

Seconded by: Zoning Board of Appeals member, Travis Hartman

Approved by: UNANIMOUS vote: AYES: 4 NAYS:0 ABSTAIN:0

OTHER: NONE

CORRESPONDENCE: NONE

A Motion to **ADJOURN** was:

Moved by: Zoning Board of Appeals Member, Andrew McCabe

Seconded by: Zoning Board of Appeals Member, Travis Hartman

Approved by: UNANIMOUS vote: AYES: 4 NAYS: 0 ABSTAIN:0

Respectfully Submitted: Rebecca Witthohn, Clerk
(ZBAMTG91625)

Next Regular Meeting: **Tuesday October 21, 2025 at 7:00PM**