

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

**MEETING MINUTES
October 1, 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	PRESENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	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:	Catherine Coombe	
	Bruce Fulton	

A motion to **APPROVE** the minutes of the September 3, 2025 Planning Board Meeting was:

Moved by: Planning Board Member, James Garigliano

Seconded by: Planning Board Member, Andrew Schwartz

Approved by: **UNANIMOUS** vote: **AYES: 8 NAYS: 0 ABSTAIN:0**

Presentations:

25.-1-11.3: Dark Sky Hospitality -Special Use Amendment: located on 7991 State Route 55, Grahamsville.

Phil Coombe III welcomed Catherine Coombe back before the Planning Board. The Chairman stated that Ms. Coombe was here to get an amendment on her previously approved Special Use permit. Phil Coombe then recused himself from the proceeding and appointed Walt

Zeitschel as acting Chairman. To give clarity as to why Ms. Coombe was amending the Special Use permit, Town Attorney, Ken Klein stated that aside from one open/close sign, all other signs in the “H” district must be approved by the Planning Board. Ms. Coombe stated that she is asking for 2-3ft x6ft signs. One to be placed on the front of the building, the second on the west end of the building so that the restaurant name may be seen traveling in both directions. The property does not qualify for a free-standing sign due to the building’s proximity to State Route 55. Ms. Coombe also stated that she did not want a free-standing sign to interfere with their limited parking. The board members questioned the need for the amendment and whether it was necessary to hold a public hearing. Ken Klein read aloud the provisions in the Town Code (50-18 signs) line by line. Ken stated, Catherine Coombe’s request for an additional signage does call for a Special Use permit which requires a public hearing. After a brief discussion members of the Planning Board asked Town Attorney, Ken Klein for guidance in whether or not they had the authority to waive a public hearing. Ken Klein cited the following provisions:

The Town of Neversink Planning Board shall, pursuant to § 274-a, Subdivision 5, of the Town Law, have the right to waive, when reasonable, any of the requirements of § [50-22](#) of this Article [VII](#). This waiver authority may be exercised in the event that any such requirements are found not to be essential for the public health, safety or general welfare or are found to be inappropriate to a particular site plan.

The Planning Board must set forth in its record of proceedings the precise grounds upon which it has determined to exercise its waiver authority hereunder, which shall include a clear statement of what requirements of § [50-22](#) of this chapter have been waived and the reason for the waiver.

A Motion to grant a waiver of a Public Hearing:

The board reviewed and discussed the prospect of signs in the initial review and approval of the Special use permit. The signs proposed will be permanently affixed to the existing structure of the property therefore resulting in no change to the footprint of the Special Use already approved. The signs conform to what the code allows so therefore no public health, safety, or general welfare concerns as a result of the waiver.

Moved by: Planning board member, Forest Darder

Seconded by: Planning board member, Andrew Schwartz

Approved by: **UNANIMOUS** vote: **AYES: 8 NAYS: 0 ABSTAIN: 0**

The board members also noted that they had previously undertaken SEQR review of this project. The project as approved and the project as proposed to be amended are no different, and therefore no change in the boards prior SEQR determination of no adverse environmental impact.

A **Motion** to except previous SEQR determination in original Special Use was:

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, James Garigiano

Approved by: UNANIMOUS vote: **AYES: 8 NAYS: 0 ABSTAIN: 0**

Acting Chairman Walt Zeitschel asked if anyone had any questions or concerns about the amendment. Planning Board member Robert Botsford asked Ms. Coombe about bollards around the outdoor seating area. Ms. Coombe stated that there will be bollards and they will be noted along with the approved signage on the Site plan.

A **Motion** to approve the Special Use amendment was:

Moved by: Planning Board Member, James Garigiano

Seconded by: Planning Board Member, Forest Darder

Approved by: UNANIMOUS vote: **AYES: 8 NAYS: 0 ABSTAIN: 0**

Chairman Phil Coombe III rejoined the meeting and addressed Surveyor Bruce Fulton who had been waiting to speak to the board members concerning a lot improvement. Phil Coombe stated that the correct procedure to come before the board is to get on the agenda but the board will entertain some questions that Mr. Fulton might have. After clarifying some details surrounding the lot improvements, Mr. Fulton was directed to complete the appropriate application and get on next month's agenda.

Planning Board member Robert Botsford brought to the attention of the board that he noticed Zanetti's Service station did not have bollards or vehicle impact barriers in front of the building. The board mentioned that the business was under new management and the new operator might not be aware if any barriers are required. The members asked for an inquiry as to whether or not there should be barriers. The clerk will contact Code Enforcement Officer Glenn Gabbard to follow up on any provisions of the Special Use permit not being adhered to.

OTHER:

Chairman Phil Coombe III wanted to discuss public concerns over the Dollar General sign obstructing view when pulling out of the parking lot particularly from oncoming traffic from the left. While noting that all approvals were granted for the sign placement the Chairman would like all board members to visit the site, determine if there is an obstructed view, and come up with possible solutions that they could possibly present at a later time.

CORRESPONDENCE: NONE

EMAIL: NONE

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

Moved by: Planning Board member, Forest Darder

Seconded by: Planning Board member, Eric Horton

Approved by: **UNANIMOUS** vote: **AYES: 8 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Rebecca Witthohn, Clerk
(PBMTG100125)

Next Planning Board Meeting to be held on November 5, 2025

DRAFT