

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

**MEETING MINUTES
November 5, 2025**

The Regular Meeting of the Town of Neversink Planning Board was called to order at 7:03PM by
Chairman Philip Coombe III, with the Pledge of Allegiance.

Board Members:	Phil Coombe III, Chairman	PRESENT
	Walter Zeitschel, Vice Chairman	PRESENT
	Robert Botsford	PRESENT
	Eric Horton	PRESENT
	Forest Darder	ABSENT
	Andrew Schwartz	PRESENT
	James Garigiano	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:	Barbara Garigiano, ESQ.	Anthony Siciliano
	Zachrey Nilsen	Chris Matthews
	Bruce Fulton	Richard Coombe, Jr.

A motion to **APPROVE** the minutes of the October 1, 2025 Planning Board Meeting with name correction was:

Moved by: Planning Board Member, James Garigiano
Seconded by: Planning Board Member, Walt Zeitschel
Approved by: **UNANIMOUS** vote: **AYES: 7 NAYS: 0 ABSTAIN:0**

James Garigiano recused himself for the first two presentations and stepped away from the table.

Presentations

31.-1-1 / 36.-1-10.3: Guenther Family LLC / Mickelson -Lot Improvement-Thunder Hill Rd.

Phil Coombe III welcomed Attorney Barbara Garigliano before the board. Ms. Garigliano alongside Surveyor Bruce Fulton presented the lot Improvement. 4.65 acres (31.-1-7) shall be conveyed to and become part of lands of the Michael R. Mickelson and Lori J. Mickelson living Trust (50.42 acres). The improved lot will become a 55.07 acres parcel. (36.-1-10.3) The reason for the Lot Improvement was to give the neighbors road frontage to Thunder Hill Rd. After a brief discussion the board agreed that no zoning issues were evident and these are fully conforming lots.

A motion to **Approve** the Lot Improvement was:

Moved by: Planning Board Member, Steve Poley

Seconded by: Planning Board Member, Walt Zeitschel

Approved by: UNANIMOUS vote: AYES: 6 NAYS:0 ABSTAIN:0

36.-1-10.3 / 44.-1-1.20: Michael R Mickelson and Lori Mickelson Living Trust/Garigliano-Lot Improvement-Thunder Hill Rd

Barbara Garigliano and Bruce Fulton presented the next application. A Lot Improvement where Michael R. Mickelson and Lori J. Mickelson living Trust (36.-1-10.3) will deed 22.50 acres to Matthew and Samantha Garigliano adding to their parcel of 42.7+/- acres. (44.-1-1.20). Board members discussed and agreed that no zoning issues arise and that both lots are conforming.

A motion to **Approve** the Lot Improvement was:

Moved by: Planning board member, Eric Horton

Seconded by: Planning board member, Andrew Schwartz

Approved by: UNANIMOUS vote: AYES:6 NAYS: 0 ABSTAIN: 0

26.-1-53 / 26.-1-55.1: Coletta/Mason and Neversink Agricultural Society -Lot Improvement-Davis Lane

Barbara Garigliano and Surveyor Anthony Siciliano presented the Lot Improvement between Coletta/Mason and the Neversink Agricultural Society. Anthony explained to members of the board that a 7.39acre parcel (26.-1-53) will be conveyed to the Neversink Ag Society parcel (26.-1-55.1) adding to the 21.5+/- acre parcel. Barbara Garigliano said that Coletta/Mason property is being sold and that they wanted the Neversink Ag Society to continue to be allowed

to use the parcel for parking during Fairground events. After a brief discussion and many positive comments, the board agreed in favor to the Lot Improvement application.

A motion to **Approve** the Lot Improvement was:

Moved by: Chairman, Phil Coombe III

Seconded by: Planning Board member, James Garigliano

Approved by: UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN:0

28.-1-15.60: Fernando and Kimberly Costa-Minor Subdivision-Klothe Dr and Smith Lane

Surveyor Anthony Siciliano presented the Costa- Minor Subdivision. This is a 3-lot subdivision of a 23.92-acre parcel. Lot 1-9.46acres, lot 2-5.01acres, and lot 3-9.45acres. All three lots are currently vacant lots. Test pits and percolation tests have been completed. DEP was on site for the preliminary septic testing. Chairman, Phil Coombe III inquired about needing a GML 239 review. It was determined by the board that the property was in the Agricultural district therefore requiring a GML 239 review. It was stated that the application was complete and that Part 2 of the SEQR would be completed after the public hearing next month.

A motion to **Declare Lead Agency** was:

Moved by: Planning board member, Robert Botsford

Seconded by: Planning board member, Eric Horton

Approved by: UNANIMOUS vote: AYES:7 NAYS:0 ABSTAIN:0

A motion to schedule a **Public Hearing** was:

Moved by: Planning board member, James Garigliano

Seconded by: Planning board member, Walt Zeitschel

Approved by: UNANIMOUS vote: AYES: 7 NAYS:0 ABSTAIN:0

36.-1-12.5: Forest and Courtney Darder-Natural Subdivision-Benton Hollow Rd

Surveyor Anthony Siciliano presented the Natural Subdivision for Forest and Courtney Darder. The original parcel of 127.53acres will be separated into two lots. Lot 1- 37.30acres and lot 2- 90.24acres. The board members discussed the Natural Subdivision requirements and agreed that this application meets the requirements as the two lots are separated by a town road. Lot 2 is a vacant lot. The subdivision is in the RR3 zoning district and both lots conform to code.

A motion to **Approve** the Natural Subdivision was:

Moved by: Planning Board member, James Garigliano

Seconded by: Planning Board member, Andrew Schwartz

Approved by: UNANIMOUS vote: AYES:7 NAYS:0 ABSTAIN:0

Other:

Anthony Siciliano wanted some guidance on an upcoming subdivision. The board members offered some suggestions and it was advised to contact DEP for further assistance.

Follow up on Dollar General Sign concerns: Board members did see concerns with the sign obstructing view. While the members understand that Dollar General has an approved Site Plan and are not required to change the sign, Chairman, Phil Coombe III says that he will relay the board members concerns with Dollar General.

CORRESPONDENCE: NONE

EMAIL: NONE

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

Moved by: Planning Board member, Eric Horton

Seconded by: Planning Board member, James Garigliano

Approved by: **UNANIMOUS** vote: **AYES: 7 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Rebecca Witthohn, Clerk
(PBMTG110525)

Next Planning Board Meeting to be held on December 3, 2025