

**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 4, 2017

The regular meeting of the Town of Neversink Planning Board was conducted at the Town Hall. The meeting was called to order at 7:04 PM by Chairman James Stangel with the Pledge of Allegiance.

Board Members Present:	James Stangel, Chairman	PRESENT
	Andrew Schwartz	PRESENT
	Phil Coombe III	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	PRESENT
	Bob Botsford	ABSENT
	Forest Darder,	PRESENT

Other Officials:	Ken Klein, Esq., Town Attorney	PRESENT
	Keith Stryker, Code Enforcement Officer	PRESENT
	Michael Brooks, Town Board Representative	PRESENT

Other Guests Present: Bette Minervini, Anne Marie Kremer, John Story, Scott Woolsey, Brian Harnett, Joan Forstner, Mary Magentico, Beth Mickelson and Bob Mickelson

A motion to **APPROVE** the minutes of the **SEPTEMBER 6, 2017** meeting was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Phil Coombe III

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

PRESENTATIONS:

27.-2-1 – Dave Trestyn – Special Use Site Plan Review – Assembly Space to be located at 304 Main St., Grahamsville NY. Dave Trestyn was present to represent the special use application. Dave would like to have small music hall / meeting place that would accommodate up to 50 people. Would like to have local artists and photographers hang their work on the walls. He purchased the property in early 2017. To date he has replaced the dirt cellar with concrete and replaced the 2X4 construction with 2X6 where needed. He put in a bathroom for guests only. He has corrected the runoff and drainage from the property with approval of the NYS DOT. He goes away for the winter so the building is not heated. It is not big enough for festivals. He would only be open 1 or 2 days per week to the public. His hours would not be open any later than 12am. There will not be any vending. For parking he would use the municipal lot across the street. He will be retaining the apartments to rent out. Jim read the letter from the

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Code Enforcement Officer. The building has a 150 year old history of a meeting hall use which is a permitted special use in the hamlet but has been inactive for more than 5 years so it has to go before the planning board for a special use permit. He may have to go to zoning board of appeals for a setback variance for relief of a 100ft setback requirement in the code and the parking use. It is pre-existing sub-standard lot. The Board will like to review the application and have Dave come back in November.

25.-1-33.14 – **Primax Properties** – Site Plan Review – Proposed retail store in the Hamlet district to be located on State Route 55, Neversink NY. Zach from MNTM and Adam from Primax were present to represent the application. They did not come to the meeting in September because they were working with the DEP regarding Storm Water Plans. Zach explained the changes to the site plan. Only real changes were regarding storm water basin locations. Discussed the dumpster and cart storage will be built to town specifications and will be located behind the building. There was discussion regarding proposed night sky compliant LED light poles. Need to declare lead agency and then we can send the GML239 to the county and make it subject to Town Engineer’s review with the part 1 of the SEQR and the site plan. A motion to Declare Lead Agency was

Moved by: Planning Board Member, Phil Coombe III

Seconded by: Planning Board Member, Eric Horton

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

OTHER: There was a discussion regarding changes to public hearing format. The new rules should be adopted by resolution. The rules should be posted by the sign in sheet at the meetings and on the website. The speaker will be allotted 3 minutes to speak.

Forest decided that he would take the permanent board member position for the remainder of Ronnie’s unexpired term which ends in 2023. He will not be here in December.

There was some more discussion relating to Dave Trestyn’s use of the municipal parking and site plan and some of his other ideas that were brought up tonight.

There was a discussion regarding annual review for the Dollar General. Everyone is ok with the outdoor sales area of 450 square feet because it would not be very visible from the road and other stores in the area have outdoor sales as well. The board still feels that the dumpster area should not be chain link and will ask for 3 choices of different options. Jim will send Adam an email.

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CORRESPONDENCE: None

There being no further business before the Board, a motion to adjourn the meeting at 8:51 PM was made.

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Forest Darder

Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN

Respectfully submitted: Geri Gorton, Clerk

Next regular meeting: Wednesday, NOVEMBER 1, 2017 (AT THE TOWN HALL)