

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

**MEETING MINUTES**

**APRIL 3, 2019**

The regular meeting of the Town of Neversink Planning Board was conducted at the Town Hall. The meeting was called to order at 7:00 PM by Chairman James Stangle, with the Pledge of Allegiance.

<b>Board Members Present:</b>	James Stangel, Chairman	PRESENT
	Andrew Schwartz	PRESENT
	Phil Coombe III	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	ABSENT
	Bob Botsford	PRESENT
	Forest Darder	PRESENT
	Walter Zeitchel, Alternate	PRESENT
	James Schmidt, Alternate	PRESENT

<b>Other Officials:</b>	Ken Klein, Esq., Town Attorney	PRESENT
	Keith Stryker, Code Enforcement Officer	PRESENT

**Other Guests Present:**

A motion to **APPROVE** the minutes of the **MARCH 6, 2019** meeting was

**Moved by:** Planning Board Member, Forest Darder

**Seconded by:** Planning Board Member, Andrew Schwartz

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

**PRESENTATIONS:**

**41.-1-21** – **Patricia Mullen** – Special Use Site Plan Review – located at 6550 State Rte. 55 Liberty NY Already has an existing approved DEP septic system which both houses are connected to and are in working order. The well already supports both homes. The separation from Ms. Mullen’s septic system and the well from the neighbor’s house that had the concern is more than adequate. As indicated by the DEP as drawn map of the system that they installed in 1999. The GML 239 was received from the county and reviewed with no recommendations.

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A motion to **APPROVE** the special use was

**Moved by:** Planning Board Member, Phil Coombe III  
**Seconded by:** Planning Board Member, Bob Botsford  
**Approved by UNANIMOUS** vote: **AYES:** 6 **NAYS:** 0 **ABSTAIN:**

**25.-1-14.3** – **Gary Slater** – 2 Lot Subdivision- located on Pepacton Hollow Rd. Grahamsville NY Gary Slater, Lee Osterhout were present to represent the application. A new map was presented showing the parent parcel but it did not show the descriptions or metes and bounds. They need to come back again with a new map showing the parent parcel including the perc test locations and possibly have Tom Ward certify the old test sites. The new subdivision needs to be on the same map as the parent parcel.

**25.-1-62.3** – **Gary VanValkenburg** – Special Use Site Plan Review informal discussion – located at 8184 State Rte. 55 Grahamsville NY Gary would like to subdivide out the part of his property that has the trailer park on it. The parcel that it would be on would be approximately 7 or 8 acres. A mobile home park needs 25 acres in our town zoning but since it is pre-existing he would have to go to the ZBA to discuss a variance for acreage and frontage. He has a separate access driveway to his house on Denman Mountain Rd. The trailer park was established prior to zoning. He currently has 10 sites with six actual trailers and a house there now but is allowed 12 but he never had that many. If he were to sell it someday that person would have to go to the ZBA and Planning Board if they wanted to expand. Gary is not looking to expand. There are already 12 hookups to the DEP's sewer system that exist, currently on the property. The Planning Board members reviewed considerations and they had no objections. The members suggest that he go to the ZBA for the requested variances.

**OTHER:**

Bob expressed concerns over the amount of time spent re-capping prior meetings for members that have not been attending and thought that a better effort to come to the meetings would be appreciated.

**UPDATES:**

**CORRESPONDENCE:** None

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There being no further business before the Board, a motion to adjourn the meeting at 7:55 PM was made.

**Moved by:** Planning Board Member, James Schmidt

**Seconded by:** Planning Board Member, Eric Horton

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

**Respectfully submitted:** Geri Gorton, Clerk  
(A204)

**Next regular meeting: Wednesday, MAY 1, 2019 at 7:00PM  
AT THE TOWN HALL**