

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

REGULAR MEETING MINUTES

JANUARY 18, 2022

Board Members Present: Mike Dean, Chairman ABSENT
Jim Wells PRESENT
Ian Constable PRESENT
Steve Porter PRESENT
Stephen Poley PRESENT
Andrew McCabe, Alternate PRESENT

Other Officials Present: Keith Stryker, Code Enforcement Officer
Ken Klein, Town Attorney

Ian Constable (acting Chairman) called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:30 with the Pledge of Allegiance.

A motion to **APPROVE** the minutes of the September 21, 2021 meeting was

Moved by: Zoning Board of Appeals Alternate Member, Andrew McCabe

Seconded by: Zoning Board of Appeals Member, Jim Wells

Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN 0

APPLICATION:

27.-4-21: ENCHANTED VALLEY, LLC – Area Variance located at 171 Main Street, Grahamsville NY Cathy Russo was present to represent the application. She informed the board that the Enchanted Valley, LLC purchased the old hardware store and would like to make the upstairs of the building an apartment as it was used 50yrs ago and they would like the downstairs to be used as an area for a business to lease the space. Keith explained that the building pre-dates zoning since it was built in the 1800's. The setbacks in the Hamlet do not support any of the buildings in the zone. The building in question meets the side and rear yards but the 25foot front yard needs the variance of 15ft. They have 10ft but need the variance for the 15ft that it is short in meeting the 25foot requirement. Ian asked what the square footage is. Cathy said that the building is 1400 sq. ft. upstairs and downstairs. There were some short discussions regarding other buildings in Hamlet Zone with the same issues. Ken Klein mentioned that the GML239 has to be done since it is on a state roadway. Ken also looked over the requirements for SEQR and it was determined that it is a type 2 action which does not require a SEQR review.

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A motion to **SCHEDULE** the Public Hearing for February 15, 2022 at 7:30pm was

Moved by: Zoning Board of Appeals Member, Jim Wells

Seconded by: Zoning Board of Appeals Member, Steve Porter

Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN 0

OTHER: NONE

CORRESPONDENCE: NONE

There being no further business before the Board, a motion to close at 7:40 PM was

Moved by: Zoning Board of Appeals Member, Stephen Poley

Seconded by: Zoning Board of Appeals Alternate Member, Andrew McCabe

Approved by UNANIMOUS vote: AYES 5 NAYS 0 ABSTAIN

Respectfully submitted:

Geri Gorton
Zoning Board of Appeals Clerk
(A262)

NEXT MEETING: FEBRUARY 15, 2022 at 7:30 PM.