

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

PUBLIC NOTICE

THERE BEING NO BUSINESS BEFORE THE BOARD, THE REGULAR MEETING OF
THE TOWN OF NEVERSINK PLANNING BOARD, SCHEDULED FOR **JUNE 7, 2023** HAS
BEEN **CANCELLED.**

BY ORDER OF THE PLANNING BOARD
TOWN OF NEVERSINK
PHIL COOMBE III, CHAIRMAN

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

MEETING MINUTES

May 3, 2023

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
	Bob Botsford	PRESENT
	Walter Zeitschel	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	ABSENT
	Forest Darder	ABSENT
	Andrew Schwartz	ABSENT
	James Schmidt, Alternate	ABSENT
	James Garigliano, Alternate	PRESENT
Other Officials:	Keith Stryker, Code Enforcement Officer	PRESENT
	Ken Klein Esq., Town Attorney	PRESENT
	Keith Zanetti, Town Board Councilman	ABSENT
Other Guests Present:	Michael Packer, P.L.S.	
	Kathy and Larry Watson	
	David Brittenham	

A motion to **APPROVE** the Regular and Public Hearing Minutes of the **March 1, 2023** meeting was

Moved by: Planning Board Member, Walt Zeitschel

Seconded by: Planning Board Member, Bob Botsford

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

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PRESENTATIONS:

8.-1-3 & 2.-1-24: Keriland Inc and Rinky Dink Sportsman Club, Inc. - Lot Improvement –
located at 404 Pole Rd, Livingston Manor

Chairman Phil Coombe III began the meeting with a request for all to please keep Planning Board Member Dave Forshay in their thoughts and prayers in his absence, as he is currently not well. Phil read aloud the agenda, and then introduced Land Surveyor Michael Packer, who was present to represent Keriland Inc. to the board. Jim Garigliano recused himself from the meeting due to a parent parcel conflict. Mr. Packer explained that Rinky Dink Sportsman Club Inc. had encroachments on Keriland Property. He stated that there are existing buildings “that have gone over top”. He added that Keriland Inc. is going to convey .47 acres to Rinky Dink Sportsman Club, Inc., moving the lot line out and around an adjacent parcel (2.-1-25) that was not part of the lot improvement. Clearing of any rights, title, and interest on the adjacent parcel would be the club’s responsibility. Keriland would execute a quitclaim deed, leaving them free of any and all liabilities in relation to the parcel. The Planning Board, Michael Packer and Town Attorney Ken Klein referenced the survey map and discussed the specific location of the lot line change.

Ken Klein addressed the three members of the community that were present for the meeting. He explained that a Lot Improvement is an exception in our subdivision regulation, and that this presentation meets the criteria of what constitutes the definition of a lot improvement - in that it does not create any new lots, and the shifting of the lot line in terms of land ownership does not create any greater non-conforming lots. This Lot Improvement is essentially adding about ½ an acre to an existing 1/3 of an acre owned by Rinky Dink Sportsman Club, and has no bearing or relevance to Keriland’s previously proposed development or subdivision. Phil added that those plans are dormant at this time. Ken stated “the ball is in their court”, and “Keriland would have to come back on the agenda” if they were to continue.

Chairman Phil Coombe read aloud a letter dated March 27, 2023 addressed to the Town of Neversink Planning Board from Trevor Metakes, secretary of Rinky Dink Sportman Club. The letter was to inform the board of a transfer of .47 acres of land from Keriland Inc.

Bob Botsford asked for specifics on the adjacent parcel which was not part of the Lot Improvement that had been mentioned earlier in the meeting. Michael Packer explained that the parcel is claimed with two deeds on record. He added that there was a long history on the parcel beginning with a sole owner selling off and taking back many parts over many years, that would require title work to sort out.

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Phil Coombe asked where the entrance was to the club. Michael Packer stated that there wasn't an actual existing driveway, and that the club members would pull in from several areas. Bob Botsford asked about the existing bridge and if there was a right-of-way to it. It was said there is not.

A motion to **APPROVE** was

Moved by: Planning Board Member, Eric Horton

Seconded by: Planning Board Member, Walt Zeitschel

Approved by UNANIMOUS vote: **AYES: 4 NAYS: 0 RECUSE: 1**

Jim Garigliano rejoined the meeting.

OTHER:

CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:18PM was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Chairman, Phil Coombe

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

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG050323)

Next regular meeting: Wednesday, June 7, 2023 at 7:00PM

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PUBLIC HEARING MINUTES

March 1, 2023

Stephanie Pennino – Special Use
Located at 211 Thunderhill Rd, Woodbourne NY
36.-1-3.4

The public hearing was called to order at 7:00 PM by Chairman Philip Coombe III. Stephanie Pennino was present to represent herself. The floor was opened to the public for any questions, comments or concerns to be heard. The meeting was left open as Phil Coombe continued to the next public hearing. The Public Hearing then resumed and still, members of the public did not voice any concerns.

A motion to **CLOSE** the Public Hearing at 7:10pm was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Walt Zeitschel

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

Board Members Present:

Philip Coombe III
Bob Botsford
Walt Zeitschel
Forest Darder
James Garigliano

Also Present:

Ken Klein, Esq.
Keith Stryker, Code Enforcement Officer

Members of the Community Also Present:

Stephanie Pennino
Rick Coombe
William Brenner

Respectfully Submitted:

Michelle Goodman, Clerk
(PBMTG030123)

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PUBLIC HEARING MINUTES

March 1, 2023

KRC Associates – Subdivision
Located at 639 South Hill Rd, Grahamsville
33.-1-14.1

The public hearing was called to order at 7:00 PM by Chairman Philip Coombe III. The floor was opened to the public for any questions, comments or concerns to be heard. There were none.

A motion to **CLOSE** the Public Hearing at 7:14pm was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Walt Zeitschel

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

Board Members Present:

Philip Coombe III
Bob Botsford
Walt Zeitschel
Forest Darder
James Garigliano

Also Present: Ken Klein, Esq.
Keith Stryker, Code Enforcement Officer

Members of the Community Also Present:

Stephanie Pennino

Rick Coombe

William Brenner

Respectfully Submitted: Michelle Goodman, Clerk
(PBMTG030123)

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PLANNING BOARD
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MEETING MINUTES

March 1, 2023

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
	Bob Botsford	PRESENT
	Walter Zeitschel	PRESENT
	Eric Horton	ABSENT
	Dave Forshay	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	ABSENT
	James Schmidt, Alternate	ABSENT
	James Garigliano, Alternate	PRESENT

Other Officials:	Keith Stryker, Code Enforcement Officer	PRESENT
	Ken Klein Esq., Town Attorney	PRESENT
	Keith Zanetti, Town Board Councilman	ABSENT

Other Guests Present:

A motion to **APPROVE** the Regular Minutes of the **February 1, 2023** meeting was

Moved by: Planning Board Member, James Garigliano

Seconded by: Planning Board Member, Walt Zeitschel

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

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PRESENTATIONS:

32.-1-20.1: Donald Ackerley – Review to Authorize and Update final survey maps on an existing minor subdivision - located at 120 Ackerley Rd, Grahamsville

William Brenner was present to request the planning board to restamp, re-sign, and redate (to today's date) existing survey maps pertaining to applicant Donald Ackerley's subdivision. The subdivision previously been approved by the Planning Board on August 3, 2022. Sullivan County requires that maps be submitted to the county clerk's office within 60 days after the date of Planning Board approval. Mr. Brenner did not submit them within that time frame, bringing him back before the board today.

A motion to **Authorize Chairman, Phil Coombe to update and sign** was

Moved by: Planning Board Member, Jim Garigliano

Seconded by: Planning Board Member, Forest Darder

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

36.-1-3.4: Stephanie Pennino - Special Use for the development of a small dog training facility (A Dogs Life Camp and Spa) - located on 211 Thunder Hill Rd, Neversink.

Stephanie Pennino was present to represent herself. Phil Coombe explained that the Planning Board had already adopted Lead Agency status, and completed part two of the SQR at the previous Planning Board meeting involving A Dogs Life Camp and Spa. Stephanie met with the Zoning Board in February and received approval on Area Variances in relation to the development. Ken Klein drafted a resolution in correlation to the reduction of setback variance, which was submitted at today's Planning Board Meeting.

A motion to **Approve** was

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, James Garigliano

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

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33.-1-14.1: KRC Associates - Subdivision - located at 639 South Hill Rd, Grahamsville

Chairman Phil Coombe introduced Rick Coombe and then recused himself from the meeting. Walt Zeitschel asked if anyone had any questions. There were none. Phil Coombe rejoined the meeting and then read aloud part two of the SQR to the board. It was agreed that there will be no significant adverse environmental impact as a result of this subdivision.

A motion to **Approve a Negative Declaration** was

Moved by: Walt Zeitschel

Seconded by: James Garigliano

Approved by **UNANIMOUS** vote: **AYES: 4 NAYS: 0 ABSTAIN 1**

Phil Coombe stated that this subdivision does not require county review because the property is located in the AG district.

A motion to **Approve** was

Moved by: Bob Botsford

Seconded by: James Garigliano

Approved by **UNANIMOUS** vote: **AYES: 4 NAYS: 0 ABSTAIN 1**

OTHER: A short discussion took place covering that there were no known changes with the current status of the proposed Keriland Inc. subdivision. They are tentative on the Agenda for the April 5th Planning Board meeting.

CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:22PM was

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Moved by: Planning Board Member, Walt Zeitschel
Seconded by: Planning Board Member, Forest Darder
Approved by UNANIMOUS vote: AYES: 5 NAYS: 0 ABSTAIN: 0

Respectfully submitted: Michelle Goodman, Clerk
(PBMTG030123)

Next regular meeting: Wednesday, April 5, 2023 at 7:00PM

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

PUBLIC NOTICE

DUE TO THEIR BEING NO BUSINESS, THE REGULAR MEETING OF THE
TOWN OF NEVERSINK ZONING BOARD OF APPEALS SCHEDULED FOR
May 16, 2023 HAS BEEN CANCELLED.

BY ORDER OF THE ZONING BOARD OF APPEALS
TOWN OF NEVERSINK
MICHAEL DEAN, CHAIRMAN

TOWN OF NEVERSINK
P.O. BOX 307
GRAHAMSVILLE, N.Y. 12740