

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

**MEETING MINUTES
December 3, 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	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	James Garigliano	ABSENT
	Stephen Poley, ALT	PRESENT
Other Officials:	Glenn Gabbard, Code Enforcement Officer	ABSENT
	Ken Klein ESQ., Town Attorney	PRESENT
	James Schmidt, Town Board Representative	ABSENT
	Chris Mathews, Town Supervisor	PRESENT
Other Guests Present:	Anthony Siciliano, Surveyor	
	Harry Conklin	

A motion to **APPROVE** the minutes of the November 5, 2025 Planning Board Meeting was:

Moved by: Vice Chairman, Walt Zeitschel
Seconded by: Planning Board Member, Steven Poley
Approved by: **UNANIMOUS** vote: **AYES: 6 NAYS: 0 ABSTAIN:0**

Forest Darder recused himself from the board for the next presentation.

Presentations

36.-1-3.1 / 36.-1-4: Darder Lake Paradise-Lot Improvement-Benton Hollow Rd

Anthony Siciliano presented the application to the board members stating that the lot improvement would involve .270 acres from 101.73 acres (36.-1-3.1) to be added to lot (36.-1-4) .210 acres increasing that lot to .480 acres. Forest Darder acting on his behalf as the applicant explained to the board that since acquiring the Lake Paradise lot, he discovered there were two encroachment issues. Since he had not had the property surveyed in the past, he says it was a good time to clean up the property lines. This lot improvement will include the lawn, parking area and wood steps to be included with the dwelling that is already existing. Phil Coombe clarified that they were making an existing nonconforming lot larger. Surveyor Anthony Siciliano stated that it is still nonconforming but it is allowed by zoning due to it being increased. The board members had some questions regarding road bounds per deed and property lines which Anthony explained. The members agreed that this Lot improvement meets the requirements.

A Motion to **APPROVE** the Lot Improvement was:

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, Robert Botsford

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

28.-1-15.60: Fernando and Kimberly Costa – 3 Lot Subdivision- Smith Lane and Klothe Dr. Grahamsville

Following the public hearing Phil Coombe III read aloud the finding of the GML 239 review. It was recommended for local determination. The Chairman then read aloud part 2 of the SEQR review. The board members determined that the proposed action would not result in any significant adverse environmental impact.

A Motion to **Declare a Negative Impact** was:

Moved by: Planning board member, Andrew Schwartz

Seconded by: Vice Chairman, Walt Zeitschel

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

There being no other questions or comments from the board;

A Motion to **APPROVE** the Minor Subdivision was:

Moved by: Planning Board member, Andrew Schwartz

Seconded by: Planning Board member, Stephen Poley

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

OTHER:

29.-1-6.3: Conklin-2 Lot Subdivision-Arden Hill Rd-Preliminary discussion

Phil Coombe III asked Surveyor Anthony Siciliano to explain the proposed 2 lot subdivision. Anthony introduced Harry Conklin as the property owner and then gave a brief description of the project. The proposed action would subdivide 3-acres from the 10-acre parcel. The property is located in the RR3 district. The question up for review was in regards to the 50ft road frontage needed. Anthony says a preliminary measurement looks like it will be 52.7 ft off the property line which does meet standards. Anthony also presented DEC findings relating to the septic system. After a brief discussion the board members agreed that based on the preliminary application, the homeowner can move forward with submitting a completed application for Planning board approval.

CORRESPONDENCE: NONE

EMAIL:

Phil Coombe III reviewed an email from Archtop Fiber in regards to fiber optic cable being installed throughout Sullivan County and provided copies of the maps for board members.

There being no further business before the board, a motion to **ADJOURN** was:

Moved by: Planning Board member, Robert Botsford

Seconded by: Planning Board member, Forest Darder

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

Respectfully submitted: Rebecca Witthohn, Clerk
(PBMTG120325)

Next Planning Board Meeting to be held on January 7, 2026