

**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 7, 2025

The regular meeting of the Town of Neversink Planning Board was called to order at 7:02 PM by Chairman Phil Coombe III with the Pledge of Allegiance.

Board Members:	Philip Coombe III, Chairman	PRESENT
	Bob Botsford	PRESENT
	Walter Zeitschel, Vice Chairman	PRESENT
	Eric Horton	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	James Garigliano	PRESENT
	Stephen Poley, Alternate	PRESENT

Other Officials:	Glenn Gabbard, Code Enforcement Officer	Absent
	Ken Klein Esq., Town Attorney	Present
	James Schmidt, Town Board Representative	Present

Other Guests Present:	Anthony Siciliano LS, P.C.
	Christopher Marnell

A motion to **APPROVE** the minutes of April 2, 2025 Planning Board Meeting was:

Moved by: Planning Board Member, Forest Darder

Seconded by: Planning Board Member, Walt Zeitschel

Approved by: UNANIMOUS vote: **AYES: 7 NAYS: 0 ABSTAIN: 0**

Andrew Schwartz recused himself from the following presentation:

PRESENTATIONS:

33.-1-1: Christopher Marnell: Minor Subdivision- located on South Hill Rd, Grahamsville.

Phil Coombe III welcomed back Christopher Marnell and Anthony Siciliano. Mr. Marnell is

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seeking approval for a 2-lot subdivision for an 8.64-acre parcel. Surveyor Anthony Siciliano presented to the board the soil test perc studies/ septic system feasibility. Lot #1(3.29acres) would be a Shallow absorption trench and Lot #2 (5.35acres) would be a conventional system. A brief discussion was had concerning septic setback. It was determined that there is a 10ft setback from the neighboring property line and 100ft from any well. It was noted that the property is in Zone R3 which requires the minimum lot size of 3 acres. Phil Coombe questioned the driveway accessibility. Mr. Siciliano stated that the county DPW approved the driveway permits for both lots. Phil Coombe requested copies. It was noted that a GML 239 is not needed as a 2-lot subdivision is exempt.

A Motion to **Declare** the town as Lead Agency was:

Moved by: Planning Board Member, James Garigliano
Seconded by: Planning Board Member, Forest Darder
Approved by: UNANIMOUS vote: **AYES:6 NAYS:0 ABSTAIN:0**

A Motion to **Schedule** a Public Hearing was:

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

Phil Coombe III discussed with Surveyor Anthony Siciliano concerning some incorrect street names and joiners on the map. Mr. Siciliano will make the corrections. It was also noted that Part 2 of the SEQR would be reviewed after the public hearing.

OTHER:

CORRESPONDENCE: NONE

E-mail: NONE

There being no further business before the Board, a motion to **ADJOURN** the meeting at 7:20pm was:

Moved by: Planning Board Member, Robert Botsford
Seconded by: Planning Board Member, Andrew Schwartz
Approved by: UNANIMOUS vote: **AYES: 7 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Rebecca Witthohn, Clerk
(PBMTG050725)

Next regular meeting: **Wednesday June 4, 2025**
Planning Board Meeting
May 7, 2025
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