

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

MEETING MINUTES

February 5, 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:	Philip Coombe III, Chairman	PRESENT
	Walter Zeitschel, Vice Chairman	PRESENT
	Robert Botsford	PRESENT
	Eric Horton	ABSENT
	Forest Darder	PRESENT
	Andrew Schwartz	PRESENT
	James Garigliano	PRESENT
	Stephen Poley, ALT	ABSENT
 Other Officials:	 Glenn Gabbard, Code Enforcement Officer	 ABSENT
	Ken Klein ESQ., Town Attorney	PRESENT
	James Schmidt, Town Board Representative	PRESENT
 Other Guests Present:	 Catherine Coombe Christopher Marnell	
	Glenn L. Smith, P.E Zach Neilsen	
	Barbara Garigliano	

A motion to **APPROVE** the Minutes of January 8, 2025 Organizational Planning Board Meeting was

Moved by: Planning Board Member, James Garigliano
Seconded by: Planning Board Member, Forest Darder
Approved by: **UNANIMOUS** vote: **AYES :5 NAYS: 0 ABSTAIN:0**

A motion to **APPROVE** the minutes of the January 8, 2025 Planning Board Meeting was

Moved by: Planning Board Member, Forest Darder
Seconded by: Planning Board Member, Andrew Schwartz
Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

PRESENTATIONS:

25.-1-11.3: Dark Sky Hospitality c/o Catherine Coombe – Special Use – Chestnut Woods Restaurant located at NYS Route 55, Neversink, NY

Followed by a Public Hearing, the regular Planning Board meeting opened at 7:21pm. At this time Philip Coombe III Recused himself and turned over the meeting to Walt Zeitschel. Vice Chairman Walter Zeitschel read aloud the findings from the GML 239 County review which is leaving review up to local determination. He then read aloud the Site Plan Review. **NYSDOT case # 25-016**. The applicant will be required to bring the site's frontage and access into conformance with DOT standards. This will require a DOT Highway work permit. The applicant must provide a survey of the highway boundary relative to the existing and proposed features of the site development. The applicant will also require a Use and Occupancy permit. Walt then read Part 2 of the SEQR. It was agreed that there will be no significant adverse environmental impact as a result.

A motion for a **NEGATIVE DECLARATION** was

Moved by: Planning Board member, Andrew Schwartz

Seconded by: Planning Board member, Forest Darder

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

The Board then discussed signage and lighting for the site. Catherine Coombe stated that the restaurant sign will be on the building. Down lighting will be used to illuminate the parking lot and signage. Hours of operation was discussed. The Board suggested that the restaurant should include maximum hours of operation on the site plan to accommodate weddings or private events. Glenn L. Smith stated that he would add these items to the site plan.

A motion to **APPROVE** this application subject to conditions

Moved by: Planning board member, Forest Darder

Seconded by: Planning Board member, James Garigliano

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

Andrew Schwartz recused himself for the next presentation.

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

Christopher Marnell represented himself before the board. He is seeking a subdivision on 8.64 acres to build two 3-bedroom homes. The board determined that the application was incomplete due to missing Perk test. Recommended to return once the Perk test were complete and test pit locations were noted on the map.

James Garigliano recused himself for the next 2 presentation.

8.-1-3.1 & 2.-1-19.2: Keriland Inc. / 480 Pole Rd, LLC: Lot Improvement – located on 480 Pole rd

Barbara Garigliano representing Keriland is seeking approval for a lot improvement to 480 Pole rd. Moving the lot line to include Spring box. This would increase lot 2.-1-19.2 by one acre to include their water source.

A motion to **APPROVE** was

Moved by: Planning board member, Robert Botsford
Seconded by: Planning board member, Forest Darder
Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

8.-1-5 & 2.-1-15: Keriland Inc. / Fir Brook Hunting Camps, Inc.: - Lot Improvement -located on Pole Rd.

Barbara Garigliano representing Keriland is seeking approval for a lot improvement on Pole Rd. Moving the lot line to include Spring box. This would increase lot 2.-1-15 by one acre to include their water source.

A motion to **APPROVE** was

Moved by: Planning Board member, Andrew Schwartz
Seconded by: Planning Board member, Walt Zeitschel
Approved by: **UNANIMOUS** vote: **AYES: 5 NAYS: 0 ABSTAIN: 0**

OTHER:

CORRESPONDENCE: NONE

EMAIL: NONE

There being no further business before the Board, a motion to **Adjourn** the meeting

Moved by: Planning Board member, Forest Darder
Seconded by: Planning Board member, Andrew Schwartz
Approved by: **UNANIMOUS** vote: **AYES: 6 NAYS: 0 ABSTAIN: 0**

Respectfully submitted: Rebecca Witthohn, Clerk
(PBMTG020525)