

**TOWN OF NEVERSINK
PLANNING BOARD**

P.O. Box 307-273 Main Street
Grahamsville, NY 12740
(845) 985-2262 / fax (845) 985-7686

PUBLIC HEARING MINUTES

February 5, 2025

Dark Sky Hospitality c/o Catherine Coombe- Special Use- Chestnut Woods
Restaurant located at NYS Route 55, Neversink, NY

25.-1-11.3

At 7:12pm Phillip Coombe III made a motion to **OPEN** the floor for a Public Hearing

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, James Garigliano

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

Glenn L. Smith, P.E introduced himself as the Engineer on the project. He stated that a Special Use Permit/Site Plan Approval was being requested for the reopening of the former Chestnut Woods restaurant. Mr. Smith stated that the restaurant was 1.01 acres which complied with zoning requirements in the district and that the building will undergo renovations to the exterior that will include new siding and roof. The property is in the sewer district and will use an existing drilled well for water. Also noted was that a 1500-gallon grease trap was being installed which is required by the DEP. Mr. Smith then stated that due to zoning requirements they need 21 defined parking spaces based on the size of the building. An application was submitted to the NYSDOT for a permit to modify/upgrade the driveways/parking areas.

Phil Coombe III then explained to the public that this is their opportunity to ask Catherine Coombe or Glenn. L Smith any questions or express any concerns that they might have.

Catherine Coombe addressed the public stating that the restaurant would be a Family style establishment featuring an American Cuisine type menu. She also stated that she would be applying for a liquor license. A member of the community asked if the footprint of the restaurant would change. Catherine noted that the restaurant footprint will remain the same but the interior will be upgraded providing a dining room, pub style area, two bathrooms and an expanded kitchen. There is also an existing outside seating area that will have bollards and landscaping for additional seating. Catherine Coombe was then asked

when will the restaurant open. She replied that she was hopeful to open by summer but that was not a certainty and it would rely mostly on the contractor's availability. Another question was if the Dept of Health was involved and Catherine stated that they would contact them soon to test the water and also to inspect the kitchen once everything was installed. The DEP would also be contacted to inspect the flow of the grease trap. Catherine Coombe was then asked by a member of the community if she was affiliated with a similar named glamping business. Catherine stated that her husband had come up with the name of the LLC and they are not associated with anyone else.

Phil Coombe III then asked if the public had any other questions or comments. No one replied.

A Motion to **CLOSE** the Public Hearing at 7:20 PM was

MOVED by: Planning Board Member, Forest Darder
SECONDED by: Planning Board Member, James Garigliano
APPROVED by: **UNANIMOUS** vote: **AYES: 6 NAYES: 0 ABSTAIN: 0**

Board Members present:

Philip Coombe III
Walter Zeitschel
Forest Darder
Andrew Schwartz
James Garigliano
Robert Botsford

Other Officials:

Ken Klein, Esq., Town Attorney
James Schmidt, Town Board Representative

Also Present:

Catherine Coombe
Glenn L. Smith, P.E
Barbara Garigliano
Zach Neilsen
Christopher Marnell

Members of the community also present:

David Brittenham Thomas Passero
Carolyn Brittenham Bette Minervini
Vincent Kurzrock