

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

MEETING MINUTES

AUGUST 2, 2017

The regular meeting of the Town of Neversink Planning Board was conducted at the Tri-Valley High School Theater. The meeting was called to order at 7:09 PM by Chairman James Stangel with the Pledge of Allegiance.

Board Members Present:	James Stangel, Chairman	PRESENT
	Andrew Schwartz	PRESENT
	Phil Coombe III	PRESENT
	Eric Horton	PRESENT
	Dave Forshay	PRESENT
	Ronnie Van Aken	PRESENT
	Bob Botsford	PRESENT
	Forest Darder, Alternate	PRESENT
	Tom Ambrosino, Alternate	ABSENT

Other Officials:	Ken Klein, Esq., Town Attorney	PRESENT
	Keith Stryker, Code Enforcement Officer	PRESENT
	Michael Brooks, Town Board Representative	PRESENT

Other Guests Present: Many members of the community and the newspapers

PRESENTATIONS:

36A.-1-11.1 & 36A-1-25 - **George Dean & Angela and John Chevalier** – Boundary line agreement – revision to an existing subdivision boundary line located at Drake Rd. Neversink NY George Dean and Anthony Siciliano, LS were present to represent the proposal. Eric Horton recued himself from this proposal because George is his Father-In- Law. Anthony explained that it is a subdivision map that was previously approved by the Planning Board and filed with Sullivan County on 5/28/15. The Chevaliers built a fence that went over the property line so instead of having the expensive fence moved the Chevaliers gave George the 6” that he needed to correct his right of way and in exchange he gave the Chevaliers a ¼ of an acre. After some discussion a motion to **APPROVE** the revision of the Phase III Subdivision Map as prepared for Archie Dean Jr. and George Dean was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Andrew Schwartz

Approved by UNANIMOUS vote: **AYES: 7 NAYS: 0 ABSTAIN: 0 RECUED: 1**

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25.-1-11.3 – Robert Doherty – Special Use Permit - Change in use from a café and market to a wholesale meat processing facility to be located at 7991 St. Rte. 55, Grahamsville NY. Mr. Doherty was there to represent the proposal. Jim mentioned that there was a request from a member of the public to re-open the public hearing. Jim asked the board if they would be willing to do that for the September 6, 2017 board meeting. The board's consensus was that they did not feel it was necessary. Mr. Graham's information from the EPA website was sent to the Town Engineer and Jim read the response letter. Jim mentioned the letter that he had sent to the DEP referencing the grease trap that will be installed but has not received a response. Jim asked how the grease trap would be cleaned. Mr. Doherty said that it would be a monthly maintenance where a company would come in and clean it out. His operating hours would be 8-4 or 9-5 five days per week. Dumpsters would have a locking lid and will be screened from view. He currently uses two dumpsters, one for trash and one for recycling cardboard. The location would most likely be where it was before. Overhead doors would be painted a color to match the building. The cleaning agent that is used is Simple Green (citric acid) an approved organic cleaner and wipes that are required to be used by the USDA. The amount of saw dust used in a day would fill one 20oz water bottle to the top of the label. The smoker is self contained so the smoke rolls around inside the machine not billowing smoke all day long. The smoking process is actually only four to five hours a day for 600lbs of meat. 100 percent of the meat is used. Will not be using liquid smoke because the meat doesn't taste as good and it leaves a residue in the machine. Expects to hire three full time employees and would like them to be local because they would need to be close in the winters. Any founded complaints will be addressed within the yearly review process.

Contingencies / restrictions

:

1. Yearly review for 3-5 years
2. Only one smoker
3. Non transferable special use
4. Start the clock once the USDA says the project is operational
5. Locking Dumpster lids and screening from view
6. Bay doors to match the color scheme of the building
7. Install a grease trap
8. a new NYS DOT access permit would be required for the change of use
9. There will be no additional signage

Moved by: Planning Board Member, Andrew Schwartz

Seconded by: Planning Board Member, Ronnie VanAken

Approved by UNANIMOUS vote: AYES: 7 NAYS: 0 ABSTAIN: 1

Planning Board Meeting

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25.-1-33.14 – Primax Properties – Site Plan Review – Proposed retail store in the Hamlet district to be located on State Route 55, Neversink NY. Zach from MTMN Engineers was present to represent the proposal. He brought copies of updated renderings that were prepared. Geri Gorton positioned the renderings and the building designs in front so that the public could see what was presented. The updated site plan showed the locations of ice machines, handicap accessible parking spots. The sign design that was presented was just yellow letters for the outside of the building on both sides and a 20 foot lollipop sign at the entry. Jim said that he would rather see a monument sign at the entry instead of the lollipop style. He also stated that the signs all together exceeded the zoning standard of 32 square feet and they would need to submit a variance application to the ZBA. The new site plan addressed the square footage and designated outside sales areas. Some of the materials were discussed. The Shokan Style building would be vertical hardy board and brick and the Town Hall Style would be vinyl siding and brick. Phil mentioned that he would like to see stone front instead of brick and board and baton hardy board on the Shokan style building. Zach said he could check into that. The dumpsters would be screened by shrubs. Jim asked if there could be two rows of staggered shrubs for privacy on the side closest to residences instead of one row. The total number of parking spaces was increased to fit the town code. The Storm water basin will still need to be approved by the DEP and DEC. The SWPPS report will be completed and sent to the Planning Board within two weeks. The site plan that will be submitted for the September meeting will have the height of the building and other material details. There was a discussion on pervious blacktop vs impervious blacktop. A motion to declare lead agency so that the application can be sent to Glenn Smith for review was

Moved by: Planning Board Member, Dave Forshay

Seconded by: Planning Board Member, Bob Botsford

Approved by UNANIMOUS vote: AYES 7 NAYS 0 ABSTAIN 1

A motion to allow Jim Stangle to review the information and submit the GML239 once we have the completed information and SWPPS was

Moved by: Planning Board Member, Phil Coombe III

Seconded by: Planning Board Member, Bob Botsford

Approved by UNANIMOUS vote: AYES 7 NAYS 0 ABSTAIN 1

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OTHER:

Jim will not be here in November so we will need to appoint a co-chairman. He would like the board to think about who they would like to vote for.

Also, a member of the public suggested for us to use a different format for public hearings. Jim suggested the parliamentary method. Phil has taught classes on this procedure so Jim asked him to explain how it works. Basically it is where there is a time keeper that sets a time limit for each person to speak. It was also stated that there would be no repeat issues.

CORRESPONDENCE: None

There being no further business before the Board, a motion to adjourn the meeting at 8:40 PM was made.

Moved by: Planning Board Member, Bob Botsford

Seconded by: Planning Board Member, Ronnie Van Aken

Approved by UNANIMOUS vote: AYES 7 NAYS 0 ABSTAIN 1

Respectfully submitted: Geri Gorton, Clerk

**Next regular meeting: Wednesday, SEPTEMBER 6, 2017 at 7:00PM
AT THE TOWN HALL**