

**TOWN OF NEVERSINK TOWN BOARD
TOWN BOARD MEETING
TENTATIVE AGENDA AUGUST 12, 2015**

CALL TO ORDER

The Regular Meeting of the Town of Neversink Town Board called to order at **7:30 p.m.** by Supervisor Mark McCarthy with the Pledge of Allegiance.

ROLL CALL

TOWN BOARD MEMBERS

Supervisor Mark McCarthy
Councilman Chris Mathews
Councilman Michael Mullen
Councilman Jesse Noren
Councilman Richard Coombe, Jr.

OTHER TOWN OFFICIALS

Code Enforcement Officer Keith Stryker
Highway Superintendent Preston Kelly
Town Attorney Walter Garigliano

GUESTS

MINUTES OF PREVIOUS MEETING (S)

Regular Meeting – July 8, 2015
Public Hearings – July 8, 2015 (2)
Emergency Meeting – July 14, 2015

SUPERVISOR'S RECEIPTS & DISBURSEMENT REPORT

Month of July 2015
Revenue Report, Expense Report and Trial Balance for 7/1/2015-7/31/2015

TOWN CLERK DECALS AND MONTHLY FEE REPORT

Month of July 2015

TOWN CLERK MONTHLY PETTY CASH REPORT

Month of July 2015/August 2015
No expenditures made

REPORTS AND MATTERS OF TOWN OFFICIALS

CODE ENFORCEMENT OFFICER

Code Enforcement Officer Report for July 2015

- 369 Miles
- \$ 1,421.40 Receipts
- 11 Building Permits, total 43 for year
- 9 Certificate of Occupancy/Certificate of Compliance, total 33 for year
- 0 Complaint, total 2 for year
- 4 Violations, total 11 for year
- 4 Municipal Searches, total 17 for year
- 0 Fire Inspections, total 1 for year
- 1 Junkyard Permit Renewal
- 1 Mobile Home Park Permit Renewal
- Completed 30 hours or required CEO training for 2015

**TOWN OF NEVERSINK TOWN BOARD
TOWN BOARD MEETING
TENTATIVE AGENDA AUGUST 12, 2015**

HIGHWAY SUPERINTENDENT

- Bid results for bodies & plow equipment

PLANNING BOARD

- Meeting Minutes for July 1, 2015
- Public Hearing Minutes for July 1, 2015
- Agenda for August 5, 2015

ZONING BOARD OF APPEALS

- Regular Meeting Minutes for November 18, 2014
- Regular Meeting Minutes for June 16, 2015
- Notice of Public Hearing for July 21, 2015
- Agenda for July 21, 2015

FILINGS/CORRESPONDENCE WITH TOWN CLERK

- Statutory Installment Bond filing papers
- Oath of Office for Christie Allison for Parks & Rec Advisory Board
- NYS DEC Permit for work in stream – Church Road Headwall
- Notice of red flag removal on Park Road Bridge over Chestnut Creek
- Contract for Construction Management Services from Keystone
- Fireworks Permit for Neversink Ag Society for 8/15/2015
- Certificate of Liability Insurance for TV Youth Football League

SUPERVISOR

- Vacancy – Board of Assessment Review

PUBLICATIONS RECEIVED

- Grants Action News
- Towns & Topics

PAYMENT OF CLAIMS AND VOUCHERS

- Vendor Payments \$ 2,860.73
- Abstract #8 pending

ADJOURN OR RECESS

**TOWN OF NEVERSINK TOWN BOARD
PUBLIC HEARING MINUTES
PROPOSED "LOCAL LAW TO AMEND CHAPTER 27-6 OF THE CODE OF THE
TOWN OF NEVERSINK TO ADOPT THE UPDATED FLOOD INSURANCE RATE
MAPS AND FLOOD INSURANCE STUDY OF THE NATIONAL FLOOD
INSURANCE PROGRAM"
JULY 8, 2015**

CALL TO ORDER

The Public Hearing with regard to the consideration of proposed **Introductory Local Law 3 of 2015** to "amend Chapter 27-6 , of the Code of the Town of Neversink to **adopt the updated Flood Insurance Rate Maps and Flood Insurance Study of the National Flood Insurance Program** was called to order at 7:15 P.M. by Deputy Supervisor Chris Mathews.

ROLL CALL

Board Members:

| | |
|-------------------------------|-------------|
| Supervisor Mark McCarthy | OUT OF TOWN |
| Councilman Chris Mathews | PRESENT |
| Councilman Michael Mullen | PRESENT |
| Councilman Jesse Noren | ABSENT |
| Councilman Richard Coombe Jr. | PRESENT |

Other Officials:

| | |
|--|-------------|
| Town Attorney Walter Garigliano | OUT OF TOWN |
| Code Enforcement Officer Keith Stryker | PRESENT |
| Highway Superintendent Preston Kelly | PRESENT |

The Town Clerk read the Notice of Public Hearing as published and posted.

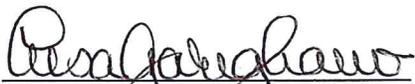
GUESTS

| | |
|---------------------|--------------|
| Jim Stangel | Brent Gotsch |
| Jamie Dymond-Brooks | Tom Mitchell |
| Keith Zanetti | |

There were no comments or concerns from anyone present.

On motion by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen, put to a vote and UNANIMOUSLY CARRIED the Public Hearing was closed at 7:30 P.M.

Respectfully submitted,



Lisa Garigliano, Town Clerk

**TOWN OF NEVERSINK TOWN BOARD
PUBLIC HEARING MINUTES
PROPOSED "LOCAL LAW TO AMEND CHAPTER 50 (ZONING) OF TOWN OF
NEVERSIK CODE ESTABLISH INCREASED PENALTIES FOR VIOLATION OF
THIS CHAPTER"
JUNE 10, 2015**

CALL TO ORDER

The Public Hearing with regard to the consideration of proposed **Introductory Local Law 4 of 2015** to **"amend** Chapter 50 (**Zoning**) of the Town of Neversink Code to establish increased penalties for violation of this chapter was introduced before the Town Board of the Town of Neversink in the County of Sullivan and State of New York, was called to order at 7:00 P.M. by Deputy Supervisor Chris Mathews.

ROLL CALL

Board Members:

| | |
|-------------------------------|-------------|
| Supervisor Mark McCarthy | OUT OF TOWN |
| Councilman Chris Mathews | PRESENT |
| Councilman Michael Mullen | PRESENT |
| Councilman Jesse Noren | ABSENT |
| Councilman Richard Coombe Jr. | PRESENT |

The Town Clerk read the Notice of Public Hearing as published and posted.

There were no comments or concerns from anyone present.

On motion by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen, put to a vote and CARRIED the Public Hearing was closed at 7:09 P.M.

Respectfully submitted,



Lisa Garigliano, Town Clerk

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
JULY 8, 2015**

The regular meeting of the Town Board of the Town of Neversink was called to order at 7:30 P.M. by Deputy Supervisor Chris Mathews with the Pledge of Allegiance.

ROLL CALL

Board Members

| | |
|-------------------------------|-------------|
| Supervisor Mark McCarthy | OUT OF TOWN |
| Councilman Chris Mathews | PRESENT |
| Councilman Michael Mullen | PRESENT |
| Councilman Jesse Noren | ABSENT |
| Councilman Richard Coombe Jr. | PRESENT |

Other Officials

| | |
|--|-------------|
| Code Enforcement Officer Keith Stryker | PRESENT |
| Town Attorney Walter Garigliano | OUT OF TOWN |
| Highway Superintendent Preston Kelly | PRESENT |

GUESTS

Jim Stangel – Chairman Planning Board
Brent Gotsch – Chairman Zoning Board of Appeals
Tom Mitchell – Tri-Valley Little League
Jamie Dymond-Brooks – Parks & Recreation
Keith Zanetti

- **Jamie Dymond-Brooks** gave an update on 2015 events. A letter of resignation was received from **Sharon Alberti** for the Parks and Recreation Advisory Committee. The following motion was made to **accept** her **resignation**:

A motion was made by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen to send a letter of thanks and accept the resignation of Sharon Alberti from the Parks and Recreation Advisory Board, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

- Three letters of interest have been received for the **vacancy** on the **Parks and Recreation Advisory Committee**. The Personnel Committee will interview all three candidates on Tuesday July 14, beginning at 5:45 pm. Jamie will set up the interviews. It also discussed the possibility of having an alternate member on the Advisory Board.
- **Jim Stangel** gave a summary of the **Neversink Health Spa and Resort Public Hearing** that was held on July 1, 2015.

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
JULY 8, 2015**

- **Brent Gotsch** gave a summary of the June 16, 2015 ZBA meeting. A Public Hearing will be held on July 21, 2015 for an Area Variance.
- **Tom Mitchell** was present for any updates on the Route 42 Park. The construction of a pavilion at the park was discussed. No decision was made.

MINUTES OF PREVIOUS MEETING (S)

Minutes of the Public Hearing and Regular Meeting held on June 10, 2015 were ACCEPTED AS SUBMITTED on motion by Councilman Michael Mullen, seconded by Councilman Richard Coombe Jr., put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

SUPERVISOR'S RECEIPTS AND DISBURSEMENTS REPORT

The Supervisor's Report for the month of June 2015 was ACCEPTED AS RECEIVED and filed on motion by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

TOWN CLERK DECALS AND MONTHLY FEE REPORT

ACCEPTED AS SUBMITTED to be filed on motion by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

TOWN CLERK MONTHLY PETTY CASH REPORT

No expenditures made.

PLANNING BOARD

Minutes for June 3, 2015 Regular Meeting and Public Hearing, Public Notice of Public Hearing on July 1, 2015 for Neversink Spa & Resort and Agenda, Agenda for July 1, 2015 Regular Meeting have all been filed with the Town Clerk.

REPORTS AND MATTERS OF TOWN OFFICIALS

CODE ENFORCEMENT OFFICER REPORT

Monthly Receipts Report and Mileage Log and Inspection Report for the month of June 2015 has been filed with the Town Clerk.
Code Enforcement Officer Keith Stryker:

1. Logged 369 Miles and took in \$1,421.40
2. 11 Building Permits, 43 for the year
3. 9 Cert of Occupancy/Compliance for the month, 33 for the year
4. 0 Complaints, 2 for the year
5. 4 Violations, 11 for the year
6. 4 Municipal Searches, 17 for the year
7. 0 Fire Inspection, 1 for the year
8. 1 Junk Yard Permit Renewal
9. 1 Mobile Home Park Permit Renewal
10. Completed 30 hours of required CEO training for 2015

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
JULY 8, 2015**

- Code Enforcement Officer Keith Stryker reviewed with the Board the reason why Town Attorney Walter Garigliano did not want to move forward with **Introductory Local Law 4** concerning the increase in fines for the occupancy of a building without a certificate of occupancy. Walter presented an alternative method that in the end will achieve the same result. Keith would like to put it on hold at this point and explore the alternative method that was suggested by Walter.

HIGHWAY SUPERINTENDENT

1. The new stainless steel combination body has been delivered.
2. The **covered bridge** at the **fairgrounds** received a **red flag** from **NYS DOT**. The **height limit** was **reduced** from 10 ft. to 8 ft. 10 in. Preston order new signs and will install them when they are received.
3. Preston was contacted by Ed Mc Andrews concerning having **NYS DOT** do the **snow removal on CR 17** instead of the Town. The distance is approximately **2.3 miles**. Preston and the Board agreed it makes sense for NYS DOT to do that stretch.
4. Preston and the Town Board discussed the **purchase** of a **new plow truck** to **replace** the **2001 GMC 8500**. He would like to piggyback off a bid recently done by the Town of Thompson for a 2016 Freightliner 108SD for the base amount of \$107,817. Preston may add on two options, an extended warranty and larger motor. Preston would like to go to bid for a plow and sander package for the truck. The following motion was made:

A motion was made by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen approving the purchase of a Town of Thompson Bid for a 2016 Freightliner 108SD for approximately \$107,817 with the funds to come from Highway Unexpended Fund Balance with the amount not to exceed \$120,000 put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

A motion was made to go to bid for a plow and sander package for the above truck. The bids are to be returned to the Town Clerk by 2:00 pm on Monday, August 10th, 2015, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

TOWN CLERK

1. Town Clerk Lisa Garigliano reported to the Board that Resolution No. 10 of 2015 was omitted from the May 13, 2015 adopted minutes.

A motion was made by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen to adopt the amended corrected May 13, 2015 minutes, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
JULY 8, 2015**

FILINGS AND CORRESPONDENCE FILED WITH TOWN CLERK

1. 2014 Annual Financial Report for Grahamsville Fire District
 2. NYS DOT work form for entrance to Route 42 Park
 3. Notice from US Postal Service of relocation of Claryville Post Office
 4. SAM Grant Opinion
 5. Selective Insurance schedule of coverage
 6. From Sullivan County Clerk's Office Phase III Subdivision for Archie Dean Jr., & George Dean
 7. Resignation letter from Sharon Alberti for Parks & Rec
 8. Notice of resignation from Keri Poley on 12/31/2015 for Parks & Rec
- Items were ORDERED LOGGED and FILED on motion by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

SUPERVISOR

1. The following Resolution was presented for the adoption of Local Law 3 of 2015:

**TOWN OF NEVERSINK
RESOLUTION NO. 17 OF 2015
RESOLUTION ADOPTING LOCAL LAW NO. 3 OF THE YEAR 2015
ENTITLED "A LOCAL LAW TO AMEND CHAPTER 27-6 OF THE
CODE OF THE TOWN OF NEVERSINK TO ADOPT UPDATED
FLOOD INSURANCE RATE MAPS AND FLOOD INSURANCE STUDY
OF THE NATIONAL FLOOD INSURANCE PROGRAM**

At a meeting of the Town Board of the Town of Neversink, Sullivan County, New York, held at the Town of Neversink Town Hall, 273 Main Street, Grahamsville, New York 12740, in said town, on the 8th day of July, 2015 at 7:30 p.m. prevailing time.

The meeting was called to order by Supervisor Mark McCarthy and upon roll being called the following were:

| | PRESENT | ABSENT |
|--------------------------------|---------|--------|
| Supervisor Mark McCarthy | | X |
| Councilman Christopher Mathews | X | |
| Councilman Michael Mullen | X | |
| Councilman Jesse Noren | | X |
| Councilman Richard Coombe, Jr. | X | |

The following resolution was introduced by Councilman Michael Mullen who moved for its adoption, and seconded by Councilman Richard Coombe Jr., to wit:

WHEREAS, that proposed Introductory Local Law No. 3 of 2015, entitled "A Local Law to Amend Chapter 27-6 of the Code of the Town of Neversink to Adopt the Updated Flood Insurance Rate Maps and Flood Insurance Study of the National Flood Insurance Program" was

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
JULY 8, 2015**

introduced before the Town Board of the Town of Neversink on June 10, 2015 pursuant to Resolution No. 13 of 2015, duly adopted on June 10, 2015; and

WHEREAS, that a public hearing was held at the Town of Neversink Town Hall, 273 Main Street, Grahamsville, New York at 7:15 p.m., prevailing time, on July 8, 2015; and

WHEREAS, that the Town Clerk of the Town of Neversink published or caused to be published a public notice in the *Ye Old Tri Valley Townsman*, of said public hearing at least five (5) days prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED, that Local Law No. 3 of 2015 entitled “A Local Law to Amend Chapter 27-6 of the Code of the Town of Neversink to Adopt the Updated Flood Insurance Rate Maps and Flood Insurance Study of the National Flood Insurance Program” be enacted, a copy of which is attached hereto.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, resulting as follows:

| | | AYE | NAY | ABSENT |
|--------------------------------|--------|-----|-----|--------|
| Supervisor Mark McCarthy | Voting | | | X |
| Councilman Christopher Mathews | Voting | X | | |
| Councilman Michael Mullen | Voting | X | | |
| Councilman Jesse Noren | Voting | | | X |
| Councilman Richard Coombe, Jr. | Voting | X | | |

The resolution was thereupon declared duly adopted.

Dated: July 8, 2015
Town of Neversink
Grahamsville, New York

2. The Board members were reminded of the upcoming **vacancy** on the **Board of Assessment Review**.
3. Kate Kelly was asked and accepted to serve on the **Committee for the Disabled**. The following motion was made to appoint her:

A motion was made by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen to appoint Kate Kelly to the Committee for the Disabled effective 7/8/2015 to 12/31/2015, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

4. It has come to the Town’s attention that the **restrooms** at the **fairgrounds pavilion** need to be **cleaned** during the summer months. Our regular PT cleaner cannot clean them due to a family member’s health condition. Geri Gorton, who was previously a PT cleaner for the

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
JULY 8, 2015**

town, has agreed to temporarily clean them at the rate of \$13.91 per hour. The following motion was made:

A motion was made by Councilman Michael Mullen, seconded by Councilman Richard Coombe Jr., to appoint Geri Gorton to temporarily clean the restrooms at the fairgrounds pavilion at the rate of \$13.91 per hour to be paid bi-weekly, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

5. A **resolution** for **retirement reporting** was presented for the Board's consideration. It was pointed out that one of our elected officials had been left off. The resolution was **not acted on**.

PAYMENTS OF CLAIMS AND VOUCHERS

| | |
|-------------------|-------------------|
| • Vendor Payments | \$ 3,154.63 |
| • Abstract #7 | <u>314,994.55</u> |
| Total | \$318,149.18 |

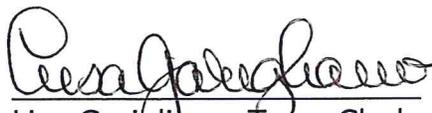
Vouchers and Claims were reviewed by the Board and authorized to be paid on motion by Councilman Michael Mullen, seconded by Councilman Richard Coombe Jr., put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 3 NAYS 0 ABSENT 2 (McCarthy, Noren).

ADJOURN OR RECESS

On motion by Councilman Michael Mullen, seconded by Councilman Richard Coombe Jr., the meeting was adjourned at 9:17 P.M., put to a vote and UNANIMOUSLY CARRIED.

Respectfully submitted,


Lisa Garigliano, Town Clerk

**TOWN OF NEVERSINK TOWN BOARD
EMERGENCY TOWN BOARD MEETING
JULY 14, 2015**

The Special Meeting of the Town of Neversink Town Board was called to order at 6:30 pm by Supervisor Mark McCarthy with the Pledge of Allegiance.

ROLL CALL

Board Members

| | |
|-------------------------------|-------------|
| Supervisor Mark McCarthy | PRESENT |
| Councilman Chris Mathews | OUT OF TOWN |
| Councilman Michael Mullen | PRESENT |
| Councilman Jesse Noren | ABSENT |
| Councilman Richard Coombe Jr. | PRESENT |

The purpose of the meeting was to consider the adoption of a retirement reporting resolution and any other business that may legally come before the Board.

GUESTS

Jamie Dymond-Brooks – Parks and Recreation Director

SUPERVISOR

1. The following corrected **Standard Work Day and Reporting Resolution** was presented for the Board’s consideration:

It was introduced by Councilman Richard Coombe Jr., and seconded by Councilman Michael Mullen, and UNANIMOUSLY APPROVED on motion.

VOTE: AYES 3 NAYS 0 ABSENT 2 (Mathews, Noren).

**TOWN OF NEVERSINK
RESOLUTION NO. 18 OF 2015
STANDARD WORK DAY AND REPORTING RESOLUTION FOR ELECTED AND APPOINTED OFFICIALS**

BE IT RESOLVED, that the Town of Neversink/30400 hereby establishes the following standard work days for these titles and will report the officials to the New York State and Local Retirement System based on time keeping system records of their record of activities:

| Title | Standard WorkDay (Hrs/Day) | Name | SS Number (Last 4 Digits) | Registration Number | Current Term Begins/Ends Dates | Participates in Employer’s Time Keeping System (Y/N) | Days/Month (Based on Record of Activities) | Not Submitted |
|------------|----------------------------|---------------------|---------------------------|---------------------|--------------------------------|--|--|---------------|
| Councilman | 7 | Christopher Mathews | 4326 | 50569136 | 01/01/12-12/31/15 | NO | 2.51 | √ |
| Councilman | 7 | Michael Mullen | 4586 | 39837323 | 01/01/14-12/31/17 | NO | 1.41 | √ |
| Councilman | 7 | Richard Coombe, Jr | 8154 | 40293797 | 01/01/14-12/31/17 | NO | 2.34 | √ |
| Councilman | 7 | Jesse Noren | 7904 | 60518313 | 01/01/14-12/31/15 | NO | .89 | |

**TOWN OF NEVERSINK TOWN BOARD
EMERGENCY TOWN BOARD MEETING
JULY 14, 2015**

| | | | | | | | | |
|----------------------------|---|--------------------|------|----------|-------------------|-----|-------|---|
| Supervisor | 7 | Mark McCarthy | 3424 | 50569128 | 01/01/14-12/31/15 | NO | 14.80 | √ |
| Town Justice | 7 | Brian Edwards | 2398 | 60545316 | 01/01/14-12/31/15 | NO | .27 | |
| Town Justice | 7 | Barbara Garigliano | 5193 | 33909482 | 01/01/12-12/31/15 | NO | 1.73 | √ |
| Town Clerk | 7 | Lisa Garigliano | 7416 | 37083631 | 01/01/14-12/31/15 | NO | 20 | √ |
| Highway Supervisor | 8 | Preston Kelly | 6579 | 34480749 | 01/01/14-12/31/15 | NO | 20 | √ |
| Dog Control Officer | 7 | Danita Kristoff | 9887 | 39044854 | N/A | YES | N/A | √ |
| Deputy Dog Control Officer | 7 | Geraldine Gorton | 6075 | 40919649 | N/A | YES | N/A | √ |
| Assessor | 7 | Bryan Delaney | 4397 | 42686493 | N/A | YES | N/A | √ |
| Deputy Town Clerk | 7 | Janis Offringa | 4326 | 41175332 | N/A | YES | N/A | √ |
| Recreation Director | 7 | Jaime Brooks | 8812 | 41784133 | N/A | YES | N/A | √ |
| Clerk to the Courts | 7 | Deborah Shaver | 6429 | 38841722 | N/A | YES | N/A | √ |
| Deputy Hwy Superintendent | 8 | Gary Lockhart | 1125 | 31882335 | N/A | YES | N/A | √ |
| Town Attorney | 7 | Walter Garigliano | 1207 | 34370247 | 01/01/14-12/31/15 | NO | 2.18 | √ |
| Special Prosecutor | 7 | Kenneth Klein | 4659 | 36207991 | 01/01/14-12/31/15 | NO | .54 | √ |
| Town Attorney | 7 | Kenneth Klein | 4659 | 36207991 | 01/01/14-12/31/15 | NO | 1.36 | √ |
| Town Attorney | 7 | Kenneth Klein | 4659 | 36207991 | 01/01/14-12/31/15 | YES | N/A | √ |
| Town Attorney | 7 | Walter Garigliano | 1207 | 34370247 | 01/01/14-12/31/15 | YES | N/A | √ |

I, Lisa Garigliano, clerk of the governing board of the Town of Neversink, of the State of New York, do hereby certify that I have compared the foregoing with the original resolution passed by such board, at a legally convened meeting held on the 14th day of July, 2015 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Neversink on this 14th day of July, 2015.



Date enacted: 07/14/2015

- The Personnel Committee met with the three applicants for the vacancies on the **Parks and Recreation Advisory Board**. The following motion was made:

A motion was made by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen to appoint Christie Allison to the vacancy created by the

**TOWN OF NEVERSINK TOWN BOARD
EMERGENCY TOWN BOARD MEETING
JULY 14, 2015**

resignation of Sharon Alberti with the term to be 07/14/2015 to 12/31/2018 and Andy Garigliano to the vacancy that will be created by the resignation of Keri Poley on 12/31/2015 with the term to be 01/01/2016 to 12/31/2016, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 3 NAYS 0 ABSENT 2 (Mathews, Noren).

3. The Town Board discussed the fencing needs at the **Route 42 Town Park**.

ADJOURN OR RECESS

On motion by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen, put to a vote and UNANIMOUSLY CARRIED the meeting was adjourned at 7:00 pm.

Respectfully Submitted,



Lisa Garigliano, Town Clerk

MONTHLY TOWN CLERK CONSERVATION LICENSE SALES REPORT

July 2015

| DATE | TOTAL SALES | TOWN COMMISSION | TO D.E.C. |
|------|---------------|-----------------|---------------|
| 7/1 | \$ 50.00 | \$ 2.76 | \$ 47.24 |
| 7/7 | 50.00 | 2.75 | 47.25 |
| 7/10 | 50.00 | 2.76 | 47.24 |
| 7/16 | 5.00 | .28 | 4.72 |
| 7/20 | 50.00 | 2.76 | 47.24 |
| 7/21 | 25.00 | 1.38 | 23.62 |
| 7/24 | 35.00 | 1.93 | 33.07 |
| 7/27 | 25.00 | 1.38 | 23.62 |
| 7/30 | 53.00 | 2.92 | 50.08 |
| | <u>343.00</u> | <u>18.92</u> | <u>324.08</u> |
| | | mt .04 | |
| | | 18.96 CK# | |
| | | = 574 | |
| | | 8/3/15 | |

[Handwritten Signature]
8-3-15

| Account# | Account Description | Fee Description | Qty | Local Share |
|----------|---------------------|----------------------------|-----|-------------------|
| A1255 | Supervisor | Highway Maps | 1 | 2.00 |
| | | Photocopies | 161 | 40.25 |
| | | Sub-Total: | | \$42.25 |
| A1603 | Supervisor | Certified Death | 11 | 110.00 |
| | | Certified Marriage | 1 | 10.00 |
| | | Sub-Total: | | \$120.00 |
| A2001 | Supervisor | Parks & Rec. Charges | 4 | 200.00 |
| | | Sub-Total: | | \$200.00 |
| A2025 | Supervisor | Guests | 106 | 212.00 |
| | | Guests Denning | 1 | 4.00 |
| | | Passes Denning | 10 | 200.00 |
| | | Pool Pass | 186 | 1,860.00 |
| | | Sub-Total: | | \$2,276.00 |
| A2110 | Supervisor | ZBA Public Hearing Fees | 1 | 85.62 |
| | | Sub-Total: | | \$85.62 |
| A2115 | Supervisor | Sub Division Fees | 1 | 55.00 |
| | | Sub-Total: | | \$55.00 |
| A2130 | Supervisor | Coupon Book S/ W | 342 | 6,840.00 |
| | | Land Fill Tires | 3 | 65.00 |
| | | Landfill Freon Removal Fee | 7 | 105.00 |
| | | Landfill Temporary | 13 | 423.00 |
| | | Permits | 32 | 320.00 |
| | | Sub-Total: | | \$7,753.00 |
| A2401 | Supervisor | Bank Interest Received | 1 | 0.50 |
| | | Sub-Total: | | \$0.50 |
| A2544 | Dog Licensing | Female, Spayed | 20 | 30.00 |
| | | Female, Unspayed | 4 | 30.00 |
| | | Male, Neutered | 15 | 22.50 |
| | | Male, Unneutered | 7 | 52.50 |
| | | Sub-Total: | | \$135.00 |
| A2590 | Supervisor | Building Permits | 5 | 372.20 |
| | | Municipal Search | 5 | 175.00 |
| | | Sub-Total: | | \$547.20 |
| A2701 | Supervisor | Ornaments | 4 | 20.00 |
| | | Sub-Total: | | \$20.00 |
| A2770 | Supervisor | Insufficient Funds Fee | 1 | 20.00 |
| | | Sub-Total: | | \$20.00 |

**TOWN OF NEVERSINK TOWN CLERK
PETTY CASH REPORT
07/09/2015 – 08/12/2015**

| | | |
|------------------------|--------------|-------------------|
| Cash on Hand | | \$ 200.00 |
| Amount Received | | <u>.00</u> |
| | TOTAL | \$ 200.00 |

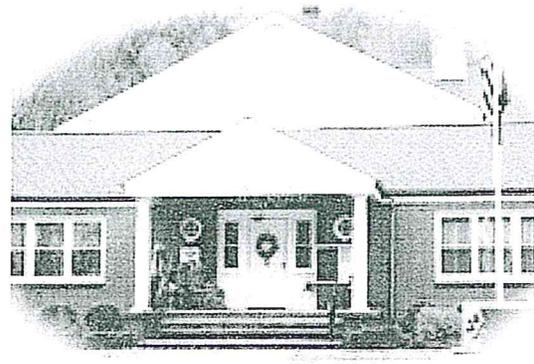
DISBURSEMENTS:
None

| | |
|-------------------------------|------------------|
| REMAINING CASH ON HAND | \$ 200.00 |
|-------------------------------|------------------|

Lisa Garigliano, Town Clerk

Town of Neversink
273 Main Street, P. O. Box 307
Grahamsville, NY 12740

Building Department
Phone 845 985 2262 x 302
Fax 845 985 7686



Monthly report of the state of the office of Code Enforcement
to the Town Board of the Town of Neversink.

| | | |
|----------|----------|------|
| Month | July | 2015 |
| Miles | 300 | |
| Receipts | \$547.20 | |

| | |
|--|-----------|
| Building Permits Issued Month: 7 | Year : 50 |
| Cert. of Occupancy / Compliance Month: 9 | Year : 42 |
| Complaints Month: 0 | Year : 2 |
| Violations Month : 0 | Year : 11 |
| Municipal Search Month: 6 | Year : 23 |
| Fire Inspections Month: 14 | Year: 15 |

Permit Monthly Report

From : July 01, 2015 To : July 31, 2015

| <u>Document #</u> <u>Description of Work</u> | <u>Issue Date</u> | <u>Owner</u> | <u>Document Type</u> | <u>Property Location</u> <u>SBL</u> | <u>Valuation</u> | <u>Amount</u> |
|---|-------------------|------------------------|------------------------|--|------------------|---------------|
| July | | | | | | |
| 15044 NEW CONSTRUCTION OF A 1 STORY, WOOD FRAME, ROOF TRUSS SYSTEM, 2 CAR GARAGE WITH ATTACHED STORAGE AREA AND OUTSIDE ROOF OVERHANG. MONOLITHIC SLAB FOUNDATION, VINYL SIDING, SHINGLE ROOF. INCLUDES RELATED ELECTRICAL. (TOTAL SQ FT 1008) | 7/2/2015 | Albert Smith | Res. Accessory | 338 Shumway Rd 24.-1-10.2 | \$17,000.00 | \$151.20 |
| 15045 INSTALLATION OF A VERMONT CASTINGS MERRIMACK FIREPLACE INSERT AND NEW CHIMNEY LINER INTO AN EXISTING MASONRY CHIMNEY. INSTALLATION AS PER MANUFACTURERS SPECIFICATIONS. | 7/7/2015 | Gloria Stevens | Wood Stove/Chimney | 107 Remmison Rd 40.-1-21.25 | \$0.00 | \$25.00 |
| 15047 NEW CONSTRUCTION OF A 24 X 35, ONE STORY, WOOD FRAME, TWO CAR, ATTACHED GARAGE OVER A MASONRY FROST WALL FOUNDATION. INCLUDES RELATED ELECTRICAL. (840 Sq. Ft.) AS PER PLANS. | 7/7/2015 | Michael Garigliano | Res. Accessory | 8 Chestnut Dr 26.-1-35 | \$20,000.00 | \$126.00 |
| 15048 NEW INSTALLATION OF A 27 ' ABOVE GROUND ROUND POOL AND RELATED ELECTRICAL IN THE REAR YARD AREA OF AN EXISTING RESIDENCE. INSTALLATION TO BE IN COMPLIANCE WITH NYS POOL REGULATIONS. | 7/21/2015 | Gary Kulp | Pool (Above-Ground) | 158 Low Rd 45.-1-15.7 | \$15,000.00 | \$35.00 |
| 15049 NEW CONSTRUCTION OF A 36 X 60 (2160 SF) POLE BARN WITH TWO 36 X 14' OVERHANGS (1008 SF). STRUCTURE TO BE USED FOR AGRICULTURAL PURPOSES. | 7/21/2015 | Ryan Brown | Agricultural Structure | 8063 State Route 55 25.-1-16.4 | \$0.00 | \$0.00 |
| 15050 NEW INSTALLATION OF A ROOF MOUNTED SOLAR ARRAY ONTO THE ROOF ON AN EXISTING 40 X 80 AGRICULTURAL BARN LOCATED OPP. 93 OLD BRODHEAD RD.. (44) 300 WATT RENESOLA PANELS AND RELATED ELECTRICAL. (11KW AC OUTPUT) PARTIAL SYSTEM WILL BACKFEED 93 OLD BRODHEAD. SBL 45.-1-6.1 | 7/30/2015 | Thunder View Farms LLC | Solar - Res. | Old Brodhead Rd 45.-1-6.3 | \$32,340.00 | \$0.00 |

| <u>Document #</u> | <u>Issue Date</u> | <u>Owner</u> | <u>Document Type</u> | <u>Property Location</u> | <u>Valuation</u> | <u>Amount</u> |
|-------------------|-------------------|--------------|----------------------|--------------------------|------------------|---------------|
| | | | | <u>SBL</u> | | |
| | | | | July | \$84,340.00 | \$337.20 |
| | | | | Total : | \$84,340.00 | \$337.20 |
| | | | | Reporting Period Total: | \$84,340.00 | \$337.20 |
| | | | | Year-to-Date : | \$1,101,394.76 | \$4,164.45 |

Building Department Receipts
Town of Neversink
273 Main Street, P. O. Box 307
Grahamsville, NY 12740



Building Department
845 985 2262x302
Fax 845 985 7686

| | Date | Type | Amount |
|------------------------------|-----------|------------------|---------|
| B & K Abstract Corp. | 7/7/2015 | Municipal Search | \$35.00 |
| Superior Data Services, Inc. | 7/16/2015 | Municipal Search | \$35.00 |
| All County Title & Escrow | 7/23/2015 | Municipal Search | \$35.00 |
| Robert Lander II | 7/23/2015 | Municipal Search | \$35.00 |
| Record Search Company, LTD | 7/28/2015 | Municipal Search | \$35.00 |
| Catskill Abstract Co. Inc. | 7/30/2015 | Municipal Search | \$35.00 |

Total Receipts \$210.00

Fleet Vehicle - Month July Year 2015

| DATE | DEPARTMENT | NAME | DESTINATION | OUT | IN | TOTAL MILES |
|---------|------------|------|------------------|-----------------|-------------|-------------|
| 7/2/15 | CEO | LD | INSR. | 4976 | 5013 | 37 |
| 7/7/15 | CEO | LD | INSR. | 5013 | 5033 | 20 |
| 7/9/15 | CEO | LD | INSR | 5033 | 5072 | 39 |
| 7/9/15 | CEO | LD | INSR. | 5072 | 5078 | 6 |
| 7/16/15 | CEO | LD | INSR 6 gen. gas! | 5078 | 5135 | 57 |
| 7/16/15 | CEO | LD | INSR | 5135 | 5140 | 5 |
| 7/21/15 | CEO | LD | INSR. | 5140 | 5167 | 27 |
| 7/23/15 | CEO | LD | INSR. | 5167 | 5195 | 28 |
| 7/28/15 | CEO | LD | INSR 5 fuel gas | 5195 | 5237 | 42 |
| 7/30/15 | CEO | LD | INSR. | 5237 | 5276 | 39 |
| | | | 37.00 + | | | |
| | | | 20.00 + | | | |
| | | | 39.00 + | 5,276.00 + | End | |
| | | | 6.00 + | 4,976.00 - | Beq | |
| | | | 57.00 + | | | |
| | | | 5.00 + | <u>300.00</u> + | Total Miles | |
| | | | 27.00 + | | | |
| | | | 28.00 + | | | |
| | | | 42.00 + | | | |
| | | | 39.00 + | | | |
| | | | CEO 300.00 + | | | |

**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

JULY 1, 2015

**NEVERSINK RESORT AND HEALTH SPA
SPECIAL USE PERMIT
65 SEEMAN RD. NEVERSINK, NY
30.-1-39.1**

The public hearing was called to order at 7:01 PM by Chairman Jim Stangel.

The public notice was read and Chairman Jim Stangel called for questions or concerns.

Joel Kohn and Perry Meltzer, Esq. were present representing the new owners of the Spa. There were many members of the community present. Names of the persons asking questions will be indicated below. Mr. Meltzer presented the plan of the Spa to the community members. He indicated that the new owners will not be adding buildings but will run it as it always was with walking trails, healthy food options, open year round to everyone even though it would be run by Orthodox Jewish community and will most likely have a majority of Orthodox clients but it will be open to anyone that wants to go as is the Raliegh Hotel in So. Fallsburg. He then asked for questions.

Many of the initial questions revolved around whether or not the spa would be run as a Non-Profit or if it would be on the tax rolls. Mr. Meltzer responded as follows: It will be operated as a for profit business it will not be run by a religious camp or non-profit organization. There will not be any exemptions requested. They pay the taxes. The amount of taxes was then looked up on the Taxlookup.net site and the total taxes paid were approximately \$65,986.36 for School and Town/ County combined.

The next round of questions revolved around what a Special Use is. Jim Stangle explained what it is and Mr. Meltzer read the zoning section that explains it and that they will operate within those guidelines. Section 50-20 of the zoning law.

Next the community wanted to know what if they decide later to change the use of the property like what happened in Orange Co.? Mr. Meltzer said they would have to approach the Town Board to change the zoning to create a new use. Also even if the owners changed to a religious organization they would still have to operate it as the zoning permits and he does not see it ever becoming exempt.

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The next questions were regarding the conservation easements and what that means as far as taxes and uses of the land. Mr. Meltzer explained that the conservation easement was put in place by the prior owner and currently used only for the hiking trails. Said they could not do much of anything else with that land because of the restrictions set by the DEP. It is their property not NYC's and is not open to the public to use for hunting etc. Geri went upstairs and made a copy of the deed with the conservation easement and gave it to Ken. Duncan Schmidt came from the DEP to explain what a conservation easement entails. He said that the easement follows the property for perpetuity and they could have trails, live stock, and meadows.

There were concerns of garbage and trespassing on other people's land as in the past. Mr. Meltzer and Mr. Kohn were not aware of that that from in the past.

There were questions as to occupancies and would they hire local people and purchasing local produce? Mr. Meltzer told them the occupancies were 82 people for no longer than 30 days. Said it was not a gigantic operation by any means. He was not sure as to whether local people were going to be hired or where things would be purchased from because they have not gotten that far. It mostly depends on whether they get approved.

The fire department wants to make sure that the spa is up to code and would like to do a walk through. Also questions regarding accessibility of the fire department in case of a fire. Mr. Meltzer said they would not have a problem with a knowledgeable person of fire codes doing a walk through. Also since they will be a year round operation they will have the loop plowed and if there are electronic gates with entry codes they will provide them to the fire department.

There were questions as to whether or not there would be a Synagogue or a Mikvah on the premises. Mr. Meltzer explained that a Mikvah is not a spa treatment it is a religious purpose that would require a new building. There are no plans of building anything. He explained that this is not Bloomingburg it is not going to be exempt.

A statement was raised about pools being emptied on the property and the run off enters the chestnut creek. The chemicals are then entering the watershed. Mr. Meltzer was not aware of this.

**TOWN OF NEVERSINK
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The next questions were about fences. Mr. Meltzer said many times that there will be no fences because they are for keeping children safe and this is not a business geared toward children so the new owners are discouraging guests from bringing them.

A question was asked about if a new owner came in would they have to come to see the Planning Board? Jim said that most likely the board would make the Special Use non-transferable. The prior owner didn't need to do that because the Spa was there before zoning.

George Dean has spring rights to parcel number 30.-1-39.1 within the easement area and would like that to be indicated on the map to ensure access to the spring as needed. Mr. Meltzer indicated that he did not have the deed with him so he could not verify that. George said that he would submit a copy of it. Mr. Meltzer said there are no plans for gates or fences and if they did they could not impede his access to the spring. George would just like it noted on the record.

There were concerns about what could happen in the future and some people said they are scared because they say they don't want to see the quality of life change in the Town of Neversink. Jim explained that the board members all live in this town as well and he has been on the board for 30 years, and mentioned how long everyone else has been dedicated as a board member and they try to make sure that the zoning laws are adhered to. He said that the board has a responsibility to listen to each applicant and just because some people may not approve of the applicants if they are following the code and laws they have every right to open a site plan with quite possibly restrictions such as a yearly review. Tom Ambrosino mentioned that Keith Stryker is the best Code Enforcement Officer we have ever had and he follows procedures. Dave Forshay said that one of the requirements was providing a business plan and they did. Helena said we can have them add to the business plan and Tom said that one condition was no loud speakers. Geri passed out copies of the business plan for everyone to see.

A question about whether we would meet the owners was raised. The owners will most likely not be coming to the Spa they are investors they do not work there.

Glen Vandenburg said that we should embrace the new neighbors and if they follow the rules and pay taxes they should go for it.

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The public hearing was left open for discussion with the owner's representatives at 8:28 pm. There being no further comments or questions from any others present, declared closed at 9:04PM on a motion by Bob Botsford, seconded by Dave Forshay, was put to a vote and carried with the majority of the board in favor and Jim Stangle opposed.

Respectfully submitted: Geri Gorton, Clerk

Members Present: James Stangel, Chairman
Bob Botsford
Phil Coombe III
Helena LeRoux Ohm
Dave Forshay
Ronnie Van Aken
Tom Ambrosino
Andrew Schwartz, Alternate

Also Present: Ken Klein, Esq.
Keith Stryker, Code Enforcement Officer
Chris Mathews, Town Board Representative
40+ Members of the Community, persons asking questions follow:

| | |
|-------------------|---------------------|
| Charles Varaday | Debra |
| Rich Eckberg | George Dexheimer |
| Bill Moore | Wayne Elberth |
| Joy Madden | Charlie VanNostrand |
| Tim Redman | Glen Vandenburg |
| Ken Bivins | Tom Vernooy |
| Gloria Brackman | George Dean |
| Jerome Christiano | Mrs. Shafarsky |
| Michael Topkins | Alice Elberth |
| Preston Roosa | Carolyn Hill |

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

MEETING MINUTES

JULY 1, 2015

The regular meeting of the Town of Neversink Planning Board was called to order at 7:03 PM by Chairman James Stangel with the Pledge of Allegiance.

A motion to approve the minutes of the previous meeting was made by Tom Ambrosino, seconded by Dave Forshay, was put to a vote and carried with all in favor.

PRESENTATIONS:

30.-1-39.1,39.2&44 – 757-767 Bedford, LLC. (formerly, New Age Health Spa) – Special Use Permit Application. Perry Meltzer, attorney for 757-767 Bedford LLC. and Joel Kohn were present as representatives. The GML-239 was received from the county was received at 5pm and submitted to the board and the applicant representatives. Geri also received a letter from the county regarding the mandatory 5% room tax that the county implemented for any business where people stay overnight. A copy was given to Mr. Kohn. There was a discussion regarding an engineer's report from 2002 performed by Will Illing and in the report it was mentioned that the flow per day for the septic system was very close to maximum. Jim would like to have Glenn Smith (the town engineer) review the numbers and inspect the property and since we heard at the meeting that there were concerns with the septic failing he would feel more comfortable making a decision after our engineer reviews it. Keith has a map of the locations of the leach fields that was done in 1999 for Glenn to review as well. It was unknown when the tanks were last pumped out. He would also like to see water tamper resistant meters put in each building to monitor the flow per day. Perry said that it could be beneficial to put the meters on the well sources. Geri will call to set it up. Jim asked if there were plans for coin operated washers because it was in will Illing's report. Mr. Kohn did not know if there were plans for that but knew there was a laundry room there. Helena asked about the report mentioning 82 guests and 72 staff? Jim Clarified that the number of staff was spread out over 3 shifts not all at once and they were not pillows. Only the 80 guests and two staff were the total pillows allowed. Joel mentioned that there are four leach fields and quoted the capacities. Jim agreed that they were not at capacity but they were close and some days they may be over the capacity and other days they could be under but he feels more comfortable with Glenn reviewing it. Jim asked about additional signage. Mr. Kohn said there are no plans for additional signs and no extreme lighting. Bob asked about the spring on the map and George Deans concerns of being denied access when he has deeded rights. Ken said that the deed is probably very old and very vague. The owners could put a note on the map that the spring is subject to the rights of other people

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

that have rights to use it. The owners cannot stop him from using it if it is his deeded right. Jim asked about the prior owner's cabin that was part of the spa's sale and what it would be used for. Joel said there is no intent of using it right now. Bob asked if it would remain vacant. Joel said it could be used as a residence at some time but it would have to be within zoning code. It is part of the site plan as it has always been part of the spa. Helena asked if there would be licensed professionals performing the treatments and if they have contacted the proper departments regarding those licensures. Joel said they have been working with the health department regarding the kitchen and one of the wells needed to be chlorinated. He thinks it was the one by the caretaker's house. Also they would follow the procedure regarding the pools testing with them with certified professionals. Ken mentioned that would be for the Department of Health to monitor. Helena mentioned a previous applicant where the neighbors had issues with trespassing and garbage and mentioned our suggestions of posting the interior of their property signage that indicates that the guest would be entering an area that was not the spa's property. Dave brought up a point of fire extinguishers and sprinklers and asked if those have been addressed. Joel and Perry said they cannot open until those were addressed. They brought up the loop road that must be maintained in the winter for the fire dept to have access. Joel and Perry said that the intention was to be open year round so that would be maintained in the winter. Jim would like to make the site plan review due annually like our other applicants in January so we can review it. Perry asked if it would require a yearly public hearing? Ken said that would be up to the board but he thought that if there were no changes to be presented then they would not need one. Helena believes in the initial years that there should be a public hearing to establish whether or not there are any issues that need addressing. Ken agreed that in the initial years that would be beneficial. Dave asked when they were going to be open. They said that is up to the board and the Department of Health so they do not see the spa opening for the next few months. Helena asked if the green houses and all other buildings will be utilized as is? Joel said yes that is the plan. Trailer will only be used by maintenance no one will be sleeping there. Jim asked if the board wanted to recess the public hearing until next month. George Dean asked about the flow coming off the property because he did not see that being addressed such as the pool release. Jim said we will ask Glenn to look at water runoff from the pools. The board members discussed the need to keep the meeting open and after discussing it Bob asked for a vote as to whether to keep it open or not. Bob made a motion to close the public hearing, Dave seconded and it was carried with all in favor and Jim opposed. With a majority ruling the Public hearing was closed. Jim reiterated that we will have Glenn Smith review the septic and flows. Perry said that the spa made arrangements for garbage pick up to only be done during the day. The next meeting is August 5th and any information for the board is due on July 22nd.

34.-1-1.2 - CAMP ALEKSANDER (formerly Camp Ma-Na-Vu) – Special Use Application-
The resolution for Camp Aleksander was not ready this time and the board could not act on it at this time.

**TOWN OF NEVERSINK
PLANNING BOARD
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OTHER:

Keith brought up the Hamlet district in Claryville and asked if anyone had any recollection of any changes. Ken said it was probably an oversight when they did the color version of the map. Chris Knapp at the real property office should be contacted.

CORRESPONDENCE:

Letter:

E-mail:

There being no further business before the Board, a motion to adjourn the meeting at 9:13PM was made by Tom Ambrosino, seconded by Dave Forshay, was put to a vote and carried with all in favor.

Respectfully submitted: Geri Gorton, Clerk

Members Present: James Stangel, Chairman
 Bob Botsford
 Phil Coombe III
 Helena LeRoux Ohm
 Dave Forshay
 Ronnie Van Aken
 Tom Ambrosino
 Andrew Schwartz, Alternate

Also Present: Keith Stryker, Code Enforcement Officer
 Chris Mathews, Town Board Representative

Next regular meeting: Wednesday, August 5, 2015 at 7:00PM

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

AGENDA

AUGUST 5, 2015 AT 7:00 PM

CALL TO ORDER - PLEDGE TO FLAG

MINUTES OF PREVIOUS MEETING

REGULAR MEETING:

30.-1-39.1,39.2 &44 – 757-767 Bedford LLC. (formerly New Age Health Spa) – Special Use Permit Application

33.-1-27 – MCCASLAND – Lot line improvement –7579 State Route 42, Grahamsville, NY

34.-1-1.2 - CAMP ALEKSANDER (formerly Camp Ma-Na-Vu) – Special Use Application-

OTHER:

CORRESPONDENCE:

Towns and Topics Magazine

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

REGULAR MEETING MINUTES

NOVEMBER 18, 2014

Chairman Brent Gotsch called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:30 PM with the Pledge of Allegiance.

A motion to approve the minutes of the previous meeting was made by William Gaudette, seconded by Jim Wells, was put to a vote and carried with all in favor.

APPLICATIONS:

30.-1-15.5 – GEORGE DEAN AS EXECUTOR TO THE ESTATE OF ARCHIE DEAN, JR. – Area Variance (Side Yard Set Back) –7607 State Route 55, Neversink There was some discussion as to the location of the well in reference to the septic between the house and the trailer. Ken Klein said that since a public hearing would have to be scheduled his suggestion would be to have Geri refer it to the Planning Board for their recommendation for next month and schedule the Public hearing for next month as well. Also Anthony should indicate the location of both wells on the map before the Planning Board meeting. A motion to refer to the December 3rd Planning Board meeting and schedule a public hearing for December 16th was made by Bill, seconded by Jim Wells and carried with all in favor.

OTHER:

Keith Stryker discussion on solar projects and how they fit in the zoning. We have been having a lot of solar projects and Keith is wondering if the ZBA feels that the current setbacks should be addressed because he is not sure that when the Town Board set the guide lines for Solar Projects they were aware of the scale of some of these projects. Keith would like to go to the Town Board to have them revisit the setbacks and definitions.. After some discussion the ZBA's general consensus was that no matter what the set back would be the panels would still be visible and the ZBA does not want to discourage the installation of Green Energy and perhaps Keith should bring the pictures to the Town Board and have them revisit their definitions of principle and accessory uses.

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

CORRESPONDENCE:

There being no further business before the Board, a motion to close at 8:14PM was made by Mike Dean, seconded by Jim Wells, put to a vote and carried with all in favor.

Respectfully submitted: Geri Gorton, Clerk
(B100)

Members present: Brent Gotsch, Chairman
William Gaudette
Jim Wells
Mike Dean
Forest Darder
Larry Bracken

Also present: Ken Klein, Esq.
Keith Stryker, CEO

NEXT MEETING: DECEMBER 16, 2014 at 7:30 PM.

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

AGENDA

JULY 21, 2015 AT 7:30 PM

CALL TO ORDER - PLEDGE TO FLAG

MINUTES OF PREVIOUS MEETING

MINUTES FROM THE NOVEMBER 18, 2014 MEETING

PUBLIC HEARING:

**33.-1-27 – ROBERT AND JANICE MCCASLAND – Area Variance –7579 State Route 42,
Grahamsville, NY**

REGULAR MEETING:

**33.-1-27 – ROBERT AND JANICE MCCASLAND – Area Variance –7579 State Route 42,
Grahamsville, NY**

OTHER:

CORRESPONDENCE:

**TOWN OF NEVERSINK
ZONING BOARD OF APPEALS
P.O. BOX 307 - 273 MAIN STREET
GRAHAMSVILLE, N.Y. 12740
(845) 985-2262**

PUBLIC NOTICE

Please take notice that the Town of Neversink Zoning Board of Appeals will hold a public hearing, pursuant to Section 267, Town Law, on the application of Robert and Janice McCasland for the purpose of review of an application for an Area Variance for a lot line improvement involving two nonconforming lots. The applicant's lot is located at 7579 State Route 42, Grahamsville (SBL# 33.-1-27)

Said hearing will take place at the Neversink Town Hall, Grahamsville, NY on Tuesday, July 21, 2015 at 7:30 P.M. at which time all interested parties will be given an opportunity to be heard.

BY ORDER OF THE ZONING BOARD OF APPEALS
TOWN OF NEVERSINK
BRENT GOTSCH, CHAIRMAN

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

REGULAR MEETING MINUTES

JUNE 16, 2015

Chairman Brent Gotsch called the regularly scheduled meeting of the Town of Neversink Zoning Board of Appeals to order at 7:30 PM with the Pledge of Allegiance.

A motion to approve the minutes of the previous meeting was not made because the prior minutes were not included. Geri will include them into the July meeting.

APPLICATIONS:

33.-1-27 – ROBERT AND JANICE MCCASLAND – Area Variance –7579 State Route 42, Grahamsville, NY Mr. and Mrs McCasland would like to give their neighbor Keith Stryker a small piece of their parcel so that the Strykers can have a little more land to accommodate the area around the existing garage. Since both lots are pre-existing nonconforming lots they would need the area variance instead of a lot improvement. If the variance is approved after a public hearing they would then have to go to the planning board for approval. A motion to schedule a public hearing on July 21st and refer the application to the Planning Board for review was made by Bill Gaudette, seconded by Jim Wells and carried with all in favor.

OTHER: NONE

CORRESPONDENCE:

An informational hand out for the availability of a Planning and Zoning Summer Training was provided.

**TOWN OF NEVERSINK
ZONING BOARD OF APPEALS
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(845) 985-2262 fax (845) 985-7686**

There being no further business before the Board, a motion to close at PM was made by Mike Dean, seconded by Jim Wells, put to a vote and carried with all in favor.

Respectfully submitted: Geri Gorton, Clerk
(E109)

Members present: Brent Gotsch, Chairman
William Gaudette
Jim Wells
Mike Dean
Forest Darder
Larry Bracken

Also present: Ken Klein, Esq.
Keith Stryker, CEO

NEXT MEETING: JULY 21, 2015 at 7:30 PM.

TOWN OF NEVERSINK BID SUMMARY SHEET

ITEM: NEW HEAVY DUTY 10' DUMP BODY, FLAT DECK BODY, PLOW & PLOW EQUIPMENT INSTALLED TO NEW TOWN OWNED CHASSIS

DATES ADVERTISED: JULY 17, 2015 (D) & JULY 23, 2015 (T)

BID OPENING: Monday, August 10, 2015 @ 2:00 PM

| Bidder Name and Address | Date Received | Price |
|--|----------------------|--------------------|
| Hudson River Truck & Trailer 12 Commerce Street Ext. Poughkeepsie, NY 12603 | 08/10/2015 | \$52,230.00 |
| | | |

BID SPECS WERE MAILED TO 5 VENDORS AND E-MAILED TO 1.

TOWN OF NEVERSINK
 TREASURER'S REPORT
 Executed By: bdevore

*VP
12/1/15*

PAGE: 1
 TIME: 10:44:51
 DATE: 07/27/2015

| CAL YEAR | FY | TRANS | MAN | PO | ACCOUNT CODE | CREDIT CODE | DESCRIPTION | AMOUNT |
|----------|----|-------|-----|----|--------------|-------------|-------------|--------|
| ===== | == | ===== | === | == | ===== | ===== | ===== | ===== |

Bank: CATSKILL CATSKILL

-----Checks-----

Vendor: AT&T MOBILITY AT&T MOBILITY REMIT ADDRESS

| | | | | |
|-----------------------------|--------------------------|----------------------|-------------------------------|----------|
| Invoice ID: DCO-JUNE-JULY15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -02 -3510-40 | 00 -200 | DCO-CELL PHONE-JUNE-JULY 2015 | \$ 23.47 |
| Invoice ID: HWY-JUN-JULY15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -04 -5010-40 | 00 -200 | HWY-CELL PHONE-JUNE-JULY 2015 | \$ 32.99 |

454

CHECK TOTAL (CHECK #: 7016) = \$ 56.46

Vendor: CENTRAL HUDSON CENTRAL HUDSON GAS & ELECTRIC CORP REMIT ADDRESS

| | | | | |
|-----------------------------|--------------------------|----------------------|-------------------------------|--------------------|
| Invoice ID: HALL-JUN-JUL15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -01 -1620-40 | 00 -200 | HALL-ELECTRIC-JUN-JUL2015 | \$ 663.42 <i>a</i> |
| Invoice ID: HWY-JUN-JUL15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -04 -5132-40 | 00 -200 | HWY-ELECTRIC-JUN-JUL2015 | \$ 440.42 <i>a</i> |
| Invoice ID: NAS-4H-JULY2015 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -06 -7110-40 | 00 -200 | NAS-4H-ELECTRIC-JUNE-JULY2015 | \$ 277.25 <i>b</i> |
| Invoice ID: POOL-JUN-JUL15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -06 -7180-40 | 00 -200 | POOL-ELECTRIC-JUNE-JULY2015 | \$ 640.40 <i>a</i> |
| Invoice ID: TSTAT-JUN-JUL15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -07 -8160-40 | 00 -200 | TSTAT-ELECTRIC-JUN-JULY2015 | \$ 80.23 <i>a</i> |

455a + b

CHECK TOTAL (CHECK #: 7017) = \$ 2,101.72

Vendor: CORNERSTONE TEL CORNERSTONE TELEPHONE COMPANY REMIT ADDRESS

| | | | | |
|-----------------------------|--------------------------|----------------------|-------------------------------|-----------|
| Invoice ID: HALL-JUL-AUG15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -01 -1620-40 | 00 -200 | HALL-TELEPHONE-JUL-AUG2015 | \$ 233.05 |
| Invoice ID: HWY-JUL-AUG2015 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -04 -5132-40 | 00 -200 | HWY-TELEPHONE-JUL-AUG2015 | \$ 75.75 |
| Invoice ID: LL-JUL-AUG2015 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -06 -7140-40 | 00 -200 | LL-ELECTRIC-JUL-AUG2015 | \$ 15.73 |
| Invoice ID: PARK-JUL-AUG15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -06 -7110-40 | 00 -200 | PARK-TELEPHONE-JUL-AUG2015 | \$ 50.43 |
| Invoice ID: POOL-JUL-AUG15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -06 -7180-40 | 00 -200 | POOL-TELEPHONE-JUL-AUG2015 | \$ 20.29 |
| Invoice ID: TSTAT-JUL-AUG15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -07 -8160-40 | 00 -200 | T STATION-TELEPHONE-JUL-AUG20 | \$ 32.30 |

456

CHECK TOTAL (CHECK #: 7018) = \$ 427.55

Vendor: LEAF LEAF REMIT ADDRESS

| | | | | |
|----------------------|--------------------------|----------------------|-------------------------------|-----------|
| Invoice ID: JULY2015 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -01 -1620-40 | 00 -200 | KYOCERA 350I COPIER-MTHLY LEA | \$ 209.00 |

457

CHECK TOTAL (CHECK #: 7019) = \$ 209.00

Vendor: PITNEY BOWES PITNEY BOWES GLOBAL REMIT ADDRESS

| | | | | |
|--------------------------|--------------------------|----------------------|-------------------------------|----------|
| Invoice ID: 7100423-JY15 | Invoice Date: 07/27/2015 | Due Date: 07/27/2015 | | |
| 2015 2015 1 No | 00 -01 -1670-40 | 00 -200 | MTHLY RENTAL-POSTAGE METER-JU | \$ 66.00 |

458

CHECK TOTAL (CHECK #: 7020) = \$ 66.00

TOTAL CHECKS = \$ 2,860.73

TOTAL BANK (CATSKILL) = \$ 2,860.73

TOTAL PAYMENTS = \$ 2,860.73

TOWN CLERK CERTIFICATION

Review & Sign:

I HEREBY CERTIFY THAT THESE CLAIMS WERE
 AUDITED AND ALLOWED BY THE TOWN BOARD TO
 BE PAID.
