

**TOWN OF NEVERSINK TOWN BOARD
TOWN BOARD MEETING
TENTATIVE AGENDA SEPTEMBER 9, 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

Jamie Dymond-Brooks

MINUTES OF PREVIOUS MEETING (S)

Regular Meeting – August 12, 2015

SUPERVISOR'S RECEIPTS & DISBURSEMENT REPORT

Month of August 2015

Revenue Report, Expense Report and Trial Balance for 8/1/2015-8/31/2015

TOWN CLERK DECALS AND MONTHLY FEE REPORT

Month of August 2015

TOWN CLERK MONTHLY PETTY CASH REPORT

Month of August 2015/September 2015

No expenditures made

REPORTS AND MATTERS OF TOWN OFFICIALS

CODE ENFORCEMENT OFFICER

Code Enforcement Officer Report for August 2015

- 168 Miles
- \$1,717.60 Receipts
- 12 Building Permits, total 62 for year
- 3 Certificate of Occupancy/Certificate of Compliance, total 45 for year
- 0 Complaint, total 2 for year
- 1 Violations, total 12 for year
- 11 Municipal Searches, total 34 for year
- 8 Fire Inspections, total 23 for year
- 1 Junkyard Permit Renewal
- 1 Mobile Home Park Permit Renewal
- Completed 30 hours or required CEO training for 2015

HIGHWAY SUPERINTENDENT

- John Deere Tractor

**TOWN OF NEVERSINK TOWN BOARD
TOWN BOARD MEETING
TENTATIVE AGENDA SEPTEMBER 9, 2015**

PLANNING BOARD

- Meeting Minutes for August 5, 2015
- Agenda for September 2, 2015

ZONING BOARD OF APPEALS

FILINGS/CORRESPONDENCE WITH TOWN CLERK

- NYS Dept. of Ag and Markets Inspection Report
- Notice of ZBA Decision for Robert and Janice McCasland's Area Variance
- Oath of Office for Katherine Kelly
- From The Center for Discovery notice of intension to increase capacity of IRA from four to six adult residents
- Governor's Office of Storm Recovery – request for information

TOWN CLERK

SUPERVISOR

- Vacancy – Board of Assessment Review
- Ballfield update
- Fall Cleanup Resolution
- Budget Amendment Resolution
- Planter Boxes at Transfer Station

PUBLICATIONS RECEIVED

- Rural Futures

PAYMENT OF CLAIMS AND VOUCHERS

- Vendor Payments \$ 3,372.32
- Abstract #9 pending

ADJOURN OR RECESS

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
AUGUST 12, 2015**

The regular meeting of the Town Board of the Town of Neversink was called to order at 7:30 P.M. Supervisor Mark McCarthy with the Pledge of Allegiance.

ROLL CALL

Board Members

Supervisor Mark McCarthy	PRESENT
Councilman Chris Mathews	PRESENT
Councilman Michael Mullen	PRESENT
Councilman Jesse Noren	PRESENT
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
Michael Brooks

- **Jamie Dymond-Brooks** gave an update on past and upcoming Parks and Recreation events. Jamie also inquired whether the terms for members of the Advisory Board could possibly be reduced to 4 years.
- **Jim Stangel** gave an update on the **Neversink Health Spa and Resort**.
- **Brent Gotsch** gave an update on the result of the **ZBA Public Hearing** that was held for an **area variance** at the July meeting.
- **Tom Mitchell** was present for any updates on the **Route 42 Park**. Tom inquired about when the **installation** of the **fences** might occur.

MINUTES OF PREVIOUS MEETING (S)

Minutes of the Public Hearings (2) and Regular Meeting held on July 8, 2015 and Emergency Meeting held on July 14, 2015 were ACCEPTED AS SUBMITTED on motion by Councilman Michael Mullen, seconded by Councilman Chris Mathews, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 5 NAYS 0.

SUPERVISOR'S RECEIPTS AND DISBURSEMENTS REPORT

The Supervisor's Report for the month of July 2015 was ACCEPTED AS RECEIVED and filed on motion by Councilman Michael Mullen, seconded by Councilman Jesse Noren, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 5 NAYS 0.

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
AUGUST 12, 2015**

TOWN CLERK DECALS AND MONTHLY FEE REPORT

ACCEPTED AS SUBMITTED to be filed on motion by Councilman Jesse Noren, seconded by Councilman Michael Mullen, put to a vote and UNANIMOUSLY CARRIED.

VOTE: AYES 5 NAYS 0.

TOWN CLERK MONTHLY PETTY CASH REPORT

No expenditures made.

PLANNING BOARD

Minutes for July 1, 2015 Regular Meeting and Public Hearing and Agenda for August 5, 2015 Regular Meeting have all been filed with the Town Clerk.

ZONING BOARD OF APPEALS

Minutes for November 18, 2014 and June 16, 2015 Regular Meeting, Notice of Public Hearing for July 21, 2015 and Agenda for July 21, 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 July 2015 has been filed with the Town Clerk.

Code Enforcement Officer Keith Stryker:

1. Logged 300 Miles and took in \$547.20
2. 7 Building Permits, 50 for the year
3. 9 Cert of Occupancy/Compliance for the month, 42 for the year
4. 0 Complaints, 2 for the year
5. 0 Violations, 11 for the year
6. 6 Municipal Searches, 23 for the year
7. 14 Fire Inspection, 15 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

- Code Enforcement Officer Keith Stryker shared with the Board a replacement bond that was received from **InSite Towers, LLC** for its **wireless communications facility** located at **Thunder Hill Road** in the Town of Neversink.

HIGHWAY SUPERINTENDENT

1. **Bids** were **opened** on Monday August 10, 2015 at 2:00 pm for the **10 ft. dump body, flat deck body, plow and plow equipment installed on Town owned chassis**. Only one bid was received. It is Highway Superintend Preston Kelly's recommendation to accept and **award the bid to Hudson River Truck and Trailer**. Preston did check around with other Towns who have recently made similar equipment purchases and feels that it is a fair price. The following motion was made:

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
AUGUST 12, 2015**

A motion was made by Councilman Michael Mullen, seconded by Councilman Jesse Noren to award the bid for the heavy duty 10 ft. dump body, flat deck body, plow and plow equipment installed on Town owned chassis to Hudson River Truck and Trailer, low bidder to meet spec, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

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.

2. Preston would like to **replace the tractor/arm mower**. There is a unit available off of State Bid. The present tractor/arm mower is 20 years old and is starting to need frequent repairs. The Town of Denning has expressed an interest in purchasing the old one. He is asking that the funds come from the machinery capital reserve fund. He feels that **\$130,000.00** should cover the tractor/arm mower. Preston would like to start the **bid** process which is **subject to permissive referendum** and schedule the **Public Hearing for September 9, 2015 at 7:15 pm**. The following motion was made:

A motion was made by Councilman Richard Coombe Jr., seconded by Councilman Chris Mathews, to authorize the Town Clerk to advertise a Public Hearing on September 9, 2015 at 7:15 pm for the expenditure of Machinery Capital Reserve Funds in an amount not to exceed \$130,000.00 for the purpose of purchasing a tractor/arm mower, put to a vote and UNANIMOUSLY CARRIED.
VOTE: AYES 5 NAYS 0.

3. Highway Superintendent Preston Kelly and Supervisor Mark McCarthy reviewed with the Board the **Shared Services Agreement between NYS DOT and the Town of Neversink** that was entered into on August 7, 2015.

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
AUGUST 12, 2015**

TOWN CLERK

1. The Town has **16.88 tons of Municipal Cleanup tonnage still available.** If the Town again picks dates in September/October it can haul and use up the remaining tonnage. Highway Superintendent Preston Kelly will work with the Town Clerk to select dates for the Town to haul.

FILINGS AND CORRESPONDENCE FILED WITH TOWN CLERK

1. Statutory Installment Bond filing papers
2. Oath of Office for Christie Allison for the Parks and Recreation Advisory Board
3. NYS DEC Permit for work in stream – Church Road Headwall
4. Notice of red flag removal on Park Road bridge over the Chestnut Creek
5. Contract for Construction Management Services from Keystone
6. Fireworks Permit for Neversink Ag Society for 08/15/2015
7. Certificate of Liability Insurance for TV Youth Football League
8. Shared Services Agreement between NYSDOT and Town of Neversink
9. Contract for Shared Highway Services with the Town of Denning

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 5 NAYS 0.

SUPERVISOR

1. The following two Resolutions for Budget Amendments were presented for the Board's consideration:

**TOWN OF NEVERSINK
RESOLUTION NO. 19 OF 2015
BUDGET AMENDMENT**

Whereas, Town of Neversink awarded Campbell Freightliner of Orange County the bid for a 4X4 Tandem Dump Truck for \$ 116,443.00, and Hudson River Truck & Trailer was awarded the bid for the Dump Body, Flat Deck Body, Plow and Plow Equipment installed to the new Chassis for \$52,230.00,

Whereas, the funds to pay for the truck are to come from Highway Fund Balance,

Now, therefore be it resolved that the Town Board authorizes the Supervisor to transfer \$168,673.00 from Fund Balance, to DA5130.2 Machinery, Equipment, and that the following budget amendment be made;

DA599 Appropriated Fund Balance- \$ 168,673.00
DA960 Appropriation – 168,673.00
DA5130.2 Machinery, Equip. – 168,673.00

Moved by: Councilman Michael Mullen
Seconded by: Councilman Chris Mathews

**TOWN OF NEVERSINK TOWN BOARD
REGULAR MEETING
AUGUST 12, 2015**

And Adopted on Motion: August 12, 2015

**TOWN OF NEVERSINK
RESOLUTION NO. 20 OF 2015
BUDGET AMENDMENT**

Whereas, the Town of Neversink has accepted a bid and purchased a 10 ft. Stainless Steel Combination Dump Body/Spreader from Hudson River Truck & Trailer, the total amount is \$ 36,004.00, and the funds are being spent out of the Machinery Capital Reserve,

Now Therefore Be It Resolved, that the Town Board authorizes the Supervisor to appropriate \$ 36,004.00 to H-2-5130.2 Machinery Capital Reserve, Equipment, and for said amount to be taken from H-2-599 Machinery Capital Reserve Fund Balance, and that the following budget amendment be made;

H-2-599 Appropriated Fund Balance -	\$ 36,004.00
H-2-960 Appropriations -	36,004.00
H-2-5130.2- Machinery, Equip.-	36,004.00

Moved by: Councilman Michael Mullen
Seconded by: Councilman Chris Mathews
And Adopted on Motion: August 12, 2015

PAYMENTS OF CLAIMS AND VOUCHERS

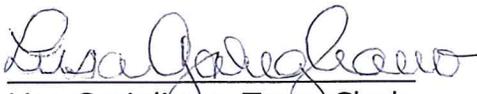
• Vendor Payments	\$ 2,860.73
• Abstract #8	<u>392,708.61</u>
Total	\$395,569.34

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 5 NAYS 0.

ADJOURN OR RECESS

On motion by Councilman Richard Coombe Jr., seconded by Councilman Michael Mullen, the meeting was adjourned at 8:50 P.M., put to a vote and UNANIMOUSLY CARRIED.

Respectfully submitted,


Lisa Garigliano, Town Clerk

Account#	Account Description	Fee Description	Qty	Local Share
A1255	Supervisor	Laminating	4	6.00
		Marriage License	3	22.50
		Photocopies	85	21.25
		Sub-Total:		\$49.75
A1603	Supervisor	Certified Death	6	60.00
		Sub-Total:		\$60.00
A2001	Supervisor	Parks & Rec. Charges	1	50.00
		Sub-Total:		\$50.00
A2025	Supervisor	Guests	141	282.00
		Guests Denning	1	4.00
		Pool Pass	18	180.00
		Sub-Total:		\$466.00
A2115	Supervisor	Sub Division Fees	2	165.00
		Sub-Total:		\$165.00
A2130	Supervisor	Coupon Book C/ D	5	150.00
		Coupon Book S/ W	266	5,320.00
		Landfill Electronic Waste	1	36.00
		Landfill Freon Removal Fee	9	135.00
		Landfill Temporary	15	1,411.00
		Permits	18	180.00
		Sub-Total:		\$7,232.00
A2401	Supervisor	Bank Interest Received	1	0.51
		Sub-Total:		\$0.51
A2544	Dog Licensing	Female, Spayed	18	27.00
		Female, Unspayed	5	37.50
		Male, Neutered	9	13.50
		Male, Unneutered	7	52.50
		Sub-Total:		\$130.50
A2590	Supervisor	Building Permits	12	1,332.60
		Municipal Search	11	385.00
		Sub-Total:		\$1,717.60

MONTHLY TOWN CLERK CONSERVATION LICENSE SALES REPORT

August 2015

DATE	TOTAL SALES	TOWN COMMISSION	TO D.E.C.
8/3	\$ 5.00	\$.28	\$ 4.72
8/6	110.00	6.07	103.93
8/7	25.00	1.38	23.62
8/10	253.00	13.94	239.06
8/11	331.00	18.25	312.75
8/13	294.00	16.20	277.80
8/14	374.00	20.62	353.38
8/17	97.00	5.35	91.65
8/18	293.00	16.15	276.85
8/19	291.00	16.05	274.95
8/20	351.00	16.50	334.50
8/21	36.00	1.98	34.02
8/24	150.00	8.27	141.73
8/25	76.00	4.19	71.81
8/26	274.00	15.12	258.88
8/27	196.00	10.81	185.19
8/28	348.00	19.20	328.80
8/31	337.00	18.57	318.43
	<u>3,841.00</u>	208.93	<u>3,632.07</u>
		<u>amt. 14</u>	
		209.07	
		PACK # 575	
		9/1/15	

C. M. ... 9-1-15

**TOWN OF NEVERSINK TOWN CLERK
PETTY CASH REPORT
08/13/2015 – 09/09/2015**

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

DISBURSEMENTS:
None

REMAINING CASH ON HAND	\$ 200.00
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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	August
Miles	168
Receipts	\$1717.60

2015

Building Permits Issued Month: 12	Year : 62
Cert. of Occupancy / Compliance Month: 3	Year : 45
Complaints Month: 0	Year : 2
Violations Month : 1	Year : 12
Municipal Search Month: 11	Year : 34
Fire Inspections Month: 8	Year: 23

Complaint By Date

8/1/2015 - 8/31/2015

Complaint #	Open Time	Location	Identifier	Complaint Type	Status*	Owner
<i>Open Date: 08/25/15</i>						
V15012	2:31:11	53 Paddy Ln	42.-1-2.3	Construction w/o Permit	O	Kristi Kern
					Open Date: 08/25/15	Total #: 1
						Grand Total: 1

*Status: C= completed, O= open, V= void

Complaint Action Summary

8/3/2015 - 9/3/2015

Complaint #: <All>

Owner: < All >

Complaint #: V15012

Type: Construction w/o Permit

Status: Open

Location: 53 Paddy Ln

Identifier: 42.-1-2.3

Open Date: 08/25/15

Owner: Kristi Kern

Nature Of Complaint: ADDITIONS TO AN EXISTING GARAGE AND ELECTRICAL WORK WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

Action Type	Action Date	Action Information
Violation	08/13/15	Required Permits. A permit shall be required prior to the erection, addition, demolition or alteration of any building or portion thereof; prior to the installation of a solid-fuel burning heating appliance, chimney or flue; prior to the change or extension of a nonconforming use. It shall be unlawful for any person to commence work for the erection or alteration of a building or for a change in land use until a permit has been duly issued. (5) DEMOLITION. Permits for purposes of demolishing a structure may be issued by the Code Enforcement Officer and shall be for a period not to exceed 60 days. Open 08/25/15

Inspection 08/13/15 Inspector: Keith Stryker | Result: Fail

Notes: 8/13/15 - 10 X 100 ADDITION TO THE REAR AND R/S OF THE EXISTING DETACHED GARAGE. K CEO

Permit Monthly Report

From : August 01, 2015 To : August 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>
August						
15051 OWNER/MACHINE DEMOLITION OF AN EXISTING SF HOUSE LOCATED AT 21 BROWNS CT. DEBRIS TO BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN A LAWFULL MANNER IN COMPLIANCE WITH DOL ASBESTOS CODE RULE #56.	8/6/2015	Peter Donath	Demolition	21 Browns Ct 7.-1-37.4	\$0.00	\$50.00
15052 REMOVAL OF EXISTING DECK AND CONSTRUCTION OF A 16 X 20 WOOD FRAME POOL DECK. POOL DECK IS TO BE CODE COMPLIANT FOR USE WITH A SWIMMING POOL.	8/11/2015	Linda Campbell	Res. Accessory	227 Hastings Ct 26.A-1-11	\$12,000.00	\$48.00
15053 CONSTRUCTION OF A 24 X 24 DETACHED WOOD FRAME, SINGLE STORY GARAGE OVER AN 8" CONCRETE SLAB. INCLUDES RELATED ELECTRICAL BY ADDITIONAL CONTRACTOR. (576 SF)	8/11/2015	Johnathan Chevalier	Res. Accessory	116 Mutton Hill Rd 36.A-1-25	\$29,177.00	\$86.40
15054 NEW CONSTRUCTION OF A 27 X 66 DETACHED SF RANCH STYLE MODULAR HOUSE. 1 STORY, 3 BR'S, 2 FULL BATHS OVER A FULL CONCRETE UNFINISHED BSMT. DECKS SIZE TBD. DEP APVD SEPTIC. (1852 Sq. Ft.)	8/11/2015	Kelsi Luczynski	Res. Modular	39 H. Erts Rd 17.-1-23.8	\$200,000.00	\$370.40
15055 MACHINE DEMOLITION OF A SINGLE WIDE MOBILE HOME AND WOOD FRAME ADDITION/BUNK HOUSE. DEBRIS TO BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN A LAWFULL MANNER IN COMPLIANCE WITH DOL CODE RULE #56 POST 1974 STRUCTURES.	8/13/2015	Robert Talt	Demolition	278 Smith Rd 29.-1-11	\$10,000.00	\$50.00
15056 NEW CONSTRUCTION OA A 14 X 24, 2 STORY GAMBREL STORAGE BARN, WOOD FRAME OVER A GRAVEL PAD. NO SERVICES. (672 SF)	8/13/2015	Susan Bivins	Res. Accessory	10 Claryville Rd 25.-1-8.8	\$10,000.00	\$100.80

<u>Document #</u>	<u>Issue Date</u>	<u>Owner</u>	<u>Document Type</u>	<u>Property Location</u>	<u>Valuation</u>	<u>Amount</u>
15057	8/20/2015	Charles Smithem NEW INSTALLATION OF A GROUND MOUNTED RESIDENTIAL SOLAR ARRAY. (2) 2 X 12 BALLASTED STEEL RACKS AND CONSISTING OF 48 SOLAR PANELS MEASURING 40'X 11' FOR EACH RACK. INCLUDES RELATED ELECTRICAL AS PER STAMPED PLANS. (1129 SF)	Solar - Res.	<u>SBL</u> 70 Dierfelter Rd 20.-1-14.17	\$40,638.00	\$225.80
15058	8/20/2015	Michael Kaplan NEW CONSTRUCTION OF A 24 X 30 POLE BUILDING FOR STORAGE. 1 STORY, WOOD FRAME OVER A GRAVEL PAD. NO SERVICES. (720 SF) ADDITION OF A 8 X 28 ROOF STRUCTURE TO THE RIS OF THE EXISTING DETACHED GARAGE. (224 SF)	Res. Accessory	244 Denman Mt Rd 18.-1-16.2	\$5,000.00	\$141.60
15059	8/25/2015	County OF Sullivan I.D.A CHANGE OF OCCUPANCY FOR UNIT #3. GROUP "B" BANK BUSINESS OCCUPANCY CHANGED TO A GROUP "M" MERCANTILE A BAIT AND TACKLE RETAIL STORE.	Com. New	4 Schumway Rd 35.-1-8.4	\$0.00	\$50.00
15060	8/27/2015	Glenn Vandenberg INSTALL A TRUSS ROOF SYSTEM ON TO AN EXISTING DETACHED GARAGE. AS PER SUBMITTED PLAN.	Res. Accessory	918 Claryville Rd 3.-1-32	\$5,000.00	\$40.00
15061	8/27/2015	Robert Mickelson 24 x 36 ADDITION TO THE REAR OF AN EXISTING GARAGE. 1 STORY, WOOD FRAME OVER A CONCRETE PAD. (864 SF) NO SERVICES.	Res. Accessory	115 Mutton Hill Rd 36.-1-28.8	\$10,000.00	\$129.60
15062	8/27/2015	Wladyslaw Sidorowicz NEW CONSTRUCTION OF A 12 X 24 STORAGE SHED, WOOD FRAME, 1 STORY, NO SERVICES. AS PER SUBMITTED PLANS.	Res. Accessory	318 Mutton Hill Rd 36.-1-13.13	\$9,450.00	\$40.00
				<u>August</u>	<u>Total :</u>	<u>\$1,332.60</u>
				<u>Reporting Period Total:</u>	<u>\$331,265.00</u>	<u>\$1,332.60</u>
				<u>Year-to-Date :</u>	<u>\$1,432,659.76</u>	<u>\$5,497.05</u>

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
All County Abstract	8/18/2015	Municipal Search	\$35.00
All County Abstract	8/18/2015	Municipal Search	\$35.00
B&K Abstract Corp.	8/18/2015	Municipal Search	\$35.00
All County Abstract	8/25/2015	Municipal Search	\$35.00
All County Abstract	8/25/2015	Municipal Search	\$35.00
All County Abstract	8/25/2015	Municipal Search	\$35.00
All County Abstract	8/25/2015	Municipal Search	\$35.00
All County Abstract	8/25/2015	Municipal Search	\$35.00
B & K Abstract Corp.	8/25/2015	Municipal Search	\$35.00
New Southern Tier title Agency, LLC	8/27/2015	Municipal Search	\$35.00
New Southern Tier Title Agency, LLC	8/27/2015	Municipal Search	\$35.00

Total Receipts **\$385.00**

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

AGENDA

SEPTEMBER 2, 2015 AT 7:00 PM

CALL TO ORDER - PLEDGE TO FLAG

MINUTES OF PREVIOUS MEETING

REGULAR MEETING:

**26.-1-7.1, 26.-1-7.11 & 26.-1-6.1 – GARIGLIANO– REVISED Lot line improvement –
Hastings Dr., Grahamsville, NY**

40.-1-5 – MICHAEL MURPHY – 2 Lot Subdivision- Big Hollow & Varga Rd., Grahamsville

**32.-1-4.1 & 32.-1-2 – CENTER FOR DISCOVERY – Sub division & Lot line improvement –
Merritt Rd., Grahamsville, NY**

OTHER:

Special Use Resolution for Camp Aleksander

CORRESPONDENCE:

**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 5, 2015

The regular meeting of the Town of Neversink Planning Board was called to order at 7:09 PM by Chairman James Stangel with the Pledge of Allegiance.

A motion to approve the minutes of the previous meeting as corrected was made by Phil Coombe III, seconded by Bob Botsford, 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. A report from Glenn Smith was received after the cutoff date for the meeting and was passed out to the members that were present. Phil Coombe was not present at the last meeting and said he reviewed the minutes and had no questions. George Dean's access to the spring was mentioned and Perry requested that a copy of George's deed be e-mailed to him in the morning. Glenn Smith suggested that the pools be drained after several days of no chlorine treatments to dissipate the chemicals and then released at a slow rate. Jim mentioned the rain runoff to Glenn and he said that this project will not change what runoff always was there since they are not adding buildings or blacktopping. If anyone sees something out of the ordinary they should tell the Code Enforcement Officer so that it can be addressed at the time the permit is renewed. George Dean was present and mentioned the pond was inadvertently drained in the past and caused a problem. Jim said we could see if there could be a stipulation that if the pond was drained to do that over a period of time as well. Glenn's report also mentioned that the septic tanks should be pumped and the dosing tanks should be checked reserves need to be put in. The report also reflected that the wells are already at capacity and an area for new wells needs to be established just in case one should fail. Glenn indicated that one of the leach fields is located in the conservation easement already. Jim is not sure how that works with the DEP and conservation easements in relation to leach fields etc. Ken would like the owner's engineer "Rettew" to show adequate reserve areas and potential well sites plotted on the map and laid out for future use. Bob asked if the DEP has anything on record about the septic areas. Joel says that Duncan Schmidt from the DEP doesn't have an issue with using the easements for that purpose. Keith will call the DEP regarding septic system maps, future wells and reserve areas. Jim explained that the board basically wants assurances that there will be room for new septic areas and 100% reserve areas as well as new well sites if one should go down since our engineer said that they are all at capacity. Ken also said that Glenn is recommending that they have a

**TOWN OF NEVERSINK
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Grahamsville, NY 12740
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reputable septic company come in and inspect and test the existing septic systems and dosing tanks and what needs to be done to repair them for proper operation. Jim would like a report submitted. Bob suggested that they should make sure the DEP is present while this happens. Keith said there is usually a letter of approval submitted by the DEP when a septic is completed. He isn't sure if there is one on file but will check. Jim mentioned the water meters and doesn't think that it would be a good idea to only have the meters on the wells and not the effluent pipes and holding tanks because it may bring up the gallons per day if it is used for other purposes such as watering herb gardens etc. SPDES Permit should be submitted for Town records. It was then decided to do the SEQR with what information was provided. A motion for a negative declaration was made by Bob Botsford, seconded by Phil Coombe III and carried with all in favor. The question regarding why the Degraw's property is not on the Site plan map was addressed. It is because it does not actually adjoin the "Neversink Resort & Health Spa" property therefore it does not have to be on the map. Before the next meeting the applicants need to address the recommendations made in Glenn Smith's report. A recommendation was made to secure the pond's drain pipe. There was a short discussion regarding cabins and tents but it was determined if they were to want to put some there they would have to come back to the Planning Board because it would be a change of use. A copy of the Schedule of Meeting and Submission dates was given to Joel so that if any new information was received we could have it before the packets are mailed for the next meeting.

33.-1-27 - MCCASLAND – Lot Improvement- 7579 State Rt. 42, Grahamsville., NY The McCasland's and the Strykers were present. The McCaslands went to the ZBA to apply for an area Variance which was approved at the July ZBA meeting. They are now applying for a lot improvement. After a short discussion a motion to approve the lot improvement was made by Bob Botsford, seconded by Phil Coombe III and carried with all in favor.

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

OTHER:

CORRESPONDENCE:

Letter:

E-mail:

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There being no further business before the Board, a motion to adjourn the meeting at 8:05PM was made by Phil Coombe III, seconded by Andrew Schwartz, 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
Andrew Schwartz, Alternate

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

Next regular meeting: Wednesday, September 2, 2015 at 7:00PM

**TOWN OF NEVERSINK
RESOLUTION NO. ____ OF 2015
CLEANUP INITIATIVE**

WHEREAS, the Sullivan County Legislature has adopted the Sullivan County Cleanup Initiative 2015 Program; and

WHEREAS, the Town of Neversink was allocated 76.5 tons for 2015 and has 16.88 tons remaining;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Neversink hereby authorizes the Highway Department to haul the C&D collected for three additional days, October 14, 17 and 21, 2015.

Moved by: Councilman

Seconded by: Councilman

Adopted UNANIMOUSLY by VOTE: AYES 5 NAYS 0.

**TOWN OF NEVERSINK
RESOLUTION NO. ___ OF 2015
Budget Amendments**

Whereas, Town of Neversink has an invoice payment for Annual Contributions to the New York State Retirement System for April 1, 2014 to March 31, 2015, payable on December 15, 2015. The total expense for 2015 is short in the Highway fund,

Whereas, the Town Board authorizes the Supervisor to make the following budget amendments; to increase DA9010.8 NYS Retirement for \$ 4,040.00 from DA9050.8 Unemployment Insurance in Highway Fund.

Now, therefore be it resolved that the following budget amendments be made;

DA960 Appropriation - 4,040.00

DA9050.8 Unemployment Ins. – 4,040.00

DA960 Appropriation- 4,040.00

DA9010.8 NYS Retirement- 4,040.00

Moved by:

Seconded by:

And Adopted on Motion:

TOWN OF NEVERSINK
 TREASURER'S REPORT
 Executed By: bdevore

PAGE: 1
 TIME: 14:23:45
 DATE: 08/27/2015

VP 8/21/15

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-AUGUST2015	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -02 -3510-40	00 -200	DCO-CELL PHONE-AUG2015	\$	23.47			
Invoice ID: HWY-AUGUST2015	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -04 -5010-40	00 -200	HWY-CELL PHONE-AUG 2015	\$	37.79			

527

CHECK TOTAL (CHECK #: 7093) = \$ 61.26

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

Invoice ID: HALL-7/17-8/19	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -01 -1620-40	00 -200	HALL-ELECTRIC-7/17-8/19/15	\$	772.14			<i>a</i>
Invoice ID: HWY-7/17-8/19	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -04 -5132-40	00 -200	HWY-ELECTRIC-7/17-8/19/15	\$	378.35			<i>c</i>
Invoice ID: LL-6/12-8/17/15	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -06 -7140-40	00 -200	LL-ELECTRIC-6/12/15-8/17/15	\$	83.29			<i>b</i>
Invoice ID: NAS-6/10-8/11	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -06 -7110-40	00 -200	NAS-ELECTRIC-6/10-8/11/15	\$	749.82			<i>c</i>
Invoice ID: POOL-7/17-8/19	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -06 -7180-40	00 -200	POOL-ELECTRIC-7/17-8/19/15	\$	754.60			<i>o</i>
Invoice ID: TST-7/17-8/19	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -07 -8160-40	00 -200	TSTATION-ELECTRIC-7/17-8/19/1	\$	99.74			<i>a</i>
Invoice ID: TWN-6/10-8/12	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -06 -7110-40	00 -200	TOWN-ELECTRIC-6/10-8/12/15	\$	198.12			<i>i</i>

528 a-c

CHECK TOTAL (CHECK #: 7094) = \$ 3,036.06

Vendor: LEAF LEAF REMIT ADDRESS

Invoice ID: 5885046	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -01 -1620-40	00 -200	KYOCERA TASKALFA 3501I MTHLY	\$	209.00			

529

CHECK TOTAL (CHECK #: 7095) = \$ 209.00

Vendor: PITNEY BOWES PITNEY BOWES GLOBAL REMIT ADDRESS

Invoice ID: AUGUST2015	Invoice Date: 08/27/2015	Due Date: 08/27/2015						
2015 2015 1 No	00 -01 -1670-40	00 -200	MTHLY RENTAL-POSTAGE METER-AU	\$	66.00			

530

CHECK TOTAL (CHECK #: 7096) = \$ 66.00

TOTAL CHECKS = \$ 3,372.32

TOTAL BANK (CATSKILL) = \$ 3,372.32

TOTAL PAYMENTS = \$ 3,372.32

TOWN CLERK CERTIFICATION

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

Review & Sign:

