

**REGULAR MEETING, TOWN OF TUSTEN PLANNING BOARD, February 15, 2021**

A regular meeting of the Town of Tusten Planning Board was held on February 15, 2021 via zoom with the following members present:

**PRESENT:** ~~Ed Jackson, Chairman~~

Ken Baim

Joe Curreri

Sean Harrington

Barry Becker

John Kaufman

Kathleen Hankins

**ABSENT:**

Ed Jackson, Chairman

Mary Bermudez

**OTHERS PRESENT:** Approximately 5 members of the general public along with Crystal Weston Town Clerk

The regular meeting was opened at 7:30 PM following the Pledge of Allegiance, by Ken Baim.

**ACCEPT MINUTES**

Resolution #01-21

On Motion by Harrington, and seconded by Curreri the following resolution was

**Adopted 6 Ayes 0 Nays**

**Resolved** to accept the October 2020 minutes.

**Correspondence:**

**Old Business:**

Feagles Lake – no new information

**New Business:**

Special Use Permit application received from Angus and Barbara Davidson, 15 Main Street #2, Narrowsburg NY SBL 10-1-1.3

Would like to change the use of the previous Tusten Cup -Eating and Drinking to retail store ~ Tinker and Nidge LLC

### **Approve SEQRA**

Resolution #02-21

On Motion by Hankins, and seconded by Kaufman the following resolution was

#### **Adopted 6 Ayes 0 Nays**

**Resolved** to approve the SEQRA plan for Tinker & Nidge LLC, Main Street, Narrowsburg, NY 12764 ~ SBL 10-1-1.3

### **Preliminary Approval**

Resolution #03-21

On Motion by Kaufman, and seconded by Hankins the following resolution was

#### **Adopted 6 Ayes 0 Nays**

**Resolved** for preliminary approval for Tinker & Nidge LLC, Main Street, Narrowsburg, NY 12764 ~ SBL 10-1-1.3

A public hearing has been set for March 15 at 7:25 PM. The applicant will need to send out certified return receipts to neighbors within 500 feet.

Juliette Hermant, 226 Bridge Street, Narrowsburg, NY 12764 ~ application for a special use permit – application is not signed or notarized

Applicant is asking for an eating and drinking establishment to include a cider testing room. Two restroom extensions ADA, cover existing floor drop, a prep/caterers area will be created. The intention is to host private dinners, rehearsal dinners and or welcoming dinners. The occupancy will be under 75. This will not be opened to the public food will be catered in.

Needs emergency exits (2 in front) and parking information. The applicant needs to meet with the Code Enforcement Officer and turn in signed/notarized application and other information 2 weeks prior to the next meeting.

Juliette Hermant, 100 Blind Pond Road, Narrowsburg, NY – no application ~ 26 acres, stone cottage and 2 small buildings. Would like to host weddings at this location, plant oriental gardens and have horses. Applicant will need to meet with Code Enforcement Officer to discuss use of property, parking, this is not an agricultural district, it is R1. There is currently a logging landing that is has red shale on it for parking. SBL 21-1-15.1

**ACCEPT Lot Combination**

Resolution #04-21

On Motion by Curreri, and seconded by Becker the following resolution was

**Adopted 6 Ayes 0 Nays**

**Resolved** to accept the lot combination for Barbara and Anthony Marsanico & Janet Sgritto, Andy -Mars Lane in Luxton Lake, SBL 15-2-4 and 5-1-13.1 Narrowsburg, NY

Chairman Ed Jackson is currently in the hospital, he is doing better and making progress.

Becker asked about Pinewood Estates at the end of Oak Street for water and sewer. This would have to be done by the developer.

There being no other Board or public comment, on a motion by Baim, seconded by Harrington, the meeting adjourned at 8:36 PM. Respectfully submitted, Amy M. Lohmann, Board Clerk.

Town of Tusten  
Planning Board  
PO BOX 195  
Narrowsburg, NY 12764

February 25, 2021

Barbara and Anthony Marsanico  
Janet Sgritto  
25-76 45<sup>th</sup> Street  
Astoria, NY 11103

The Town of Tusten Planning Board held their monthly meeting on February 15, and the following was resolved:

**ACCEPT Lot Combination**

Resolution #04-21

On Motion by Curreri, and seconded by Becker the following resolution was

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**Resolved** to accept the lot combination for Barbara and Anthony Marsanico & Janet Sgritto, Andy -Mars Lane in Luxton Lake, SBL 15-2-4 and 5-1-13.1 Narrowsburg, NY

Thank you

Sincerely,

Ken Baim

Ken Baim, Acting Chairman

c: Ben Johnson, Town Supervisor

Jim Crowley, Code Enforcement Office

Nico Juarez, Zoning Board of Appeals

Town of Tusten  
Planning Board  
PO BOX 195  
Narrowsburg, NY 12764

February 25, 2021

Angus and Barbara Davidson  
478 Delaware Drive  
Narrowsburg, NY 12764

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**Approve SEQRA**

Resolution #02-21

On Motion by Hankins, and seconded by Kaufman the following resolution was

**Adopted 6 Ayes 0 Naves**

**Resolved** to approve the SEQRA plan for Tinker & Nidge LLC, Main Street, Narrowsburg, NY 12764 ~ SBL 10-1-1.3

**Preliminary Approval**

Resolution #03-21

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Thank you

Sincerely,

Ken Baim

Ken Baim, Acting Chairman

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