



# Town of Tusten Town Board Meeting

## Public Hearing & Workshop Agenda

Zoom ID 890 1678 4280

July 5, 2022

6:30 PM

### 1 **PUBLIC HEARING** (6:30 PM)

PLEASE TAKE NOTICE that there has been introduced before the Town Board of the Town of Tusten in the County of Sullivan and State of New York, amended introductory Local Law No. 1 of the Year 2022, entitled "A local law amending the Zoning Law and the Subdivision Law of the Town of Tusten, Sullivan County, New York." The proposed local law includes revisions to Articles II, III, IV, VI, VIII, XI and XII of the Zoning Law and adjustments to the Subdivision Law. The law revises and clarifies Article III, Establishment of Zoning Districts and Zoning Map. The law also amends the zoning map by adding several parcels to the Roadside Business and Downtown Business Districts. The law includes a revised schedule of district regulations in Article IV, District Regulations, reflecting recent changes to the zoning law in the areas of conservation subdivision, accessory and multiple family dwellings, and camping. The schedule also includes several updates and adjustments to improve its usability. The law integrates several improved standards into Article VI of the Zoning Law (Supplementary Regulations Pertaining to Specific Uses and Districts). These improved standards include lowered disturbance thresholds for town review of clear-cutting activities, enhanced landscaping and parking requirements, inclusion of standards for best management practices for timber harvesting, adjustments to stormwater protection regulations to be consistent with NYSDEC procedures and requirements, and amendments to the camping regulations, including requirements for a new Scenic Campground use. Adjustments have also been incorporated to allow accessory buildings in front yards; and, correspondingly, the definition of Front Yard in Article II has been amended. Minor adjustments in Article VIII, Special Use and Site Plan Review Criteria, are made in the law to strengthen language for the protection of water quality. Article VII is also amended to enable the Planning Board to waive parking requirements partially or wholly in the Downtown Business District for uses subject to Site Plan Review and Special Use Permit. This waiver is coordinated with related amendments to Article VI. A revision of Article XI, Appeals, Variances and the Zoning Board of Appeals, improves its consistency with state statutes. A new section, Application and Review Fees, is added to Article XII, General Provisions, to help ensure that the town has sufficient resources to cover the costs of processing and reviewing applications. The law's minor changes to the Subdivision Law encourage the use of vegetated riparian buffers.

The Town Board has designated itself as Lead Agency for purposes of environmental review pursuant to the State Environmental Quality Review Act (SEQRA), classified the local law as a Type I Action pursuant to the SEQRA for which a full environmental assessment form has been prepared, and adopted a negative declaration pursuant to the SEQRA finding the local law will not result in any significant adverse environmental impacts.

A copy of the aforesaid local law is on file with the Town Clerk of the Town of Tusten, Sullivan County, New York, where the same may be examined.

PLEASE TAKE FURTHER NOTICE that, pursuant to §20 of the Municipal Home Rule Law, a public hearing will be held on the aforesaid local law before the Town Board of the Town of Tusten, Sullivan County, New York, at the Town of Tusten Community Hall, 210 Bridge Street, Narrowsburg, New York, at 6:30 p.m., prevailing time, on July 5, 2022, at which time all interested persons will be heard.

### 2 **WORKSHOP**

### 3 **CLOSING ITEMS**

7.1 Board Comment

7.2 Meeting Reminders