

TOWN OF TUSTEN PLANNING BOARD, March 22, 2022

A regular meeting of the Town of Tusten Planning Board was held February 22, 2022, at the Tusten Town Hall and via zoom link ID 89713768662, with the following members present:

PRESENT: Ed Jackson, Chairman (zoom)
Ken Baim (in person)
Mary Bermudez (in person)
Joseph Curreri (in person)
Sean Harrington (in person)
Barry Becker (in person)
John Kaufman (in person)
Peter DeAngelis (in person)

ABSENT:

OTHERS PRESENT: Amy Lohmann Planning Board Clerk (in person); Crystal Weston Town Clerk (in person), Ken Klein, Attorney (in person) and approximately 47 members of the public in person and 11 on zoom.

The Regular Meeting was called to order at 7:30 pm by Chairman Baim, following the Pledge of Allegiance.

RESOLUTION #11-2022

ACCEPT MINUTES

On Motion by Bermudez, seconded by Curreri the following resolution was

ADOPTED 8 AYE 0 Nays

RESOLVED, to accept the February 2022, minutes as presented.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

Correspondence:

1- NA

OLD BUSINESS:

Laura Santana, 90 Main Street.

Correspondence was read regarding response from Barton & Logiduce with responses from Charles Wood. This document discussed parking concerns, hours of operation, and shipping containers which are no longer being used. The parking for the business requires 70 parking

spots which there are 40 available across the street in the municipal parking lot, 33 from local businesses, 20 outside on site, 6 available inside site for a 59 total on site.

Parking agreements from Narrowsburg Feed Company and Narrowsburg Lumber. What if the businesses sell what happens with the parking? We can not predict the sale of businesses.

RESOLUTION #12-2022

Preliminary Approval

On Motion by Curreri, seconded by Kaufman the following resolution was

ADOPTED 8 AYE 0 Nays

RESOLVED, for preliminary approval for Laura Santana, 90 Main Street, Narrowsburg, NY 12764.

Roll Call Vote:

Ed Jackson, Chairman	AYE	
Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
Joseph Curreri	AYE	
Sean Harrington	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

The board reviewed the SEQRA parts 1, 2, and 3 for 90 Main Street and Big Eddy Brewery.

RESOLUTION #13-2022

SEQRA APPROVAL

On Motion by Bermudez, seconded by Curreri the following resolution was

ADOPTED 8 AYE 0 Nays

RESOLVED, for SEQRA approval for parts 1, 2, and 3 for 90 Main Street application.

Roll Call Vote:

Ed Jackson, Chairman	AYE	
Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
Joseph Curreri	AYE	
Sean Harrington	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #14-2022

PUBLIC HEARING

On Motion by Bermudez, seconded by Curreri the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, for a public hearing set for April 26 at 7:15 PM.

Roll Call Vote:

Ed Jackson, Chairman	got zoom disconnected
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

The 239 will be submitted to the County by Town Clerk / Planning Clerk.

NEW BUSINESS:

Brendan & Kathleen Weiden, 7 Erie Ave, Narrowsburg, NY 12764
Application for Healthy Kids Program / Day Care Center
SBL 9-10-12

Sullivan County Community College has a Healthy Kids Day Care Program. There are 68 Healthy Kids Day Cares across New York State.

Room 113 and 114 will be converted into the day care. These were previously kindergarten classrooms. Applicant will be taking out windows and replacing them with doors. Other minor modifications in the classrooms for before and after school kids.

Applicant read a letter from Sullivan County Community College President in regards to the Healthy Kids Program.

The projected number of kids in the toddler room is a max of 10 kids, and the preschooler room has a max up to 14 kids. This will be for before and after school kids.

Brad Grant, Engineer

Are the classrooms currently occupied? Yes they are

Outside play areas? Just little Tike stuff will be there that can be brought in after use and put out the next day. These will be on the grass area.

The stone patio that is there is a walkway to the new door.

Touch up painting will be done around the new doors. The carpet will be ripped up for more solid surface and easy to clean. Use caution with the concrete floor watching for moisture. The hot air overhead existing ventilation will be used. The bathrooms in each classroom already have the small toilets in them and if handicapped bars need to be installed this will be done.

Brad recommends having a walk thru with the Code Enforcement Officer. Mini splits will be installed for Air Conditioning.

Concerns about the fence. The fence will be at the edge of the parking lot where the kids are. The fence would be a split rail fence with a wire mesh backer. Wheel stops will be reinstalled. It is not anticipated to have the play area totally fenced in. There is no NYS requirement. The board is concerned that there should be totally enclosed so no kid walks off.

Other board concerns: Is there video cameras? Yes there are already cameras
Do the doors lock so no one walks in? Alarms on exit doors? Intruder? Lock Down?
Yes the doors lock from the inside and have ability for lock down.

Brads letter has addressed everything.

RESOLUTION #15-2022

LEAD AGENCY

On Motion by Baim, seconded by Bermudez the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, for Town of Tusten Planning Board to be Lead Agency for Brendan Weiden Day Care Application.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	recused
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #16-2022

SEQRA APPROVAL

On Motion by Kaufman, seconded by Bermudez the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, for SEQRA approval parts 1, 2, and 3 for Brendan Weiden Day Care application.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	recused
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #17-2022
PRELIMINARY APPROVAL

On Motion by Curreri, seconded by Bermudez the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, for preliminary approval for the application for Brendan Weiden, Day Care application.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	recused
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #18-2022

PUBLIC HEARING

On Motion by Bermudez, seconded by Curreri the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, for a public hearing for April 26, at 7:00 PM for the application for Brendan Weiden, Day Care application.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	recused
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

The Weiden's had a balance of \$5.00 due that was paid in cash.

Board comments:

The board would like the applicant to consider a fence for the kids

How long does this process take? Once it is approved, have to install doors which are running 6-8 weeks out, possibly July opening. Prior to COVID it would take to get the license about 90 days, and after COVID it is longer than 90 days. September is the target date to open.

Board Comment

No other board comments

Adjournment

With no further business or board comment a motion by Ken Baim, seconded by Mary Bermudez to close the meeting at 8:36 pm. All in favor.

Respectfully submitted,
Amy Lohmann, Planning Board Clerk

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

March 27, 2022

Laura Santana

90 Main Street

Narrowsburg, NY 12764

Tax ID #

90 Main Street, Narrowsburg, NY for mercantile and Big Eddy Brewery

RESOLUTION #12-2022

Preliminary Approval

On Motion by Curreri, seconded by Kaufman the following resolution was

ADOPTED 8 AYE 0 Nays

RESOLVED, for preliminary approval for Laura Santana, 90 Main Street, Narrowsburg, NY 12764.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

The board reviewed the SEQRA parts 1, 2, and 3 for 90 Main Street and Big Eddy Brewery.

RESOLUTION #13-2022

SEQRA APPROVAL

On Motion by Bermudez, seconded by Curreri the following resolution was

ADOPTED 8 AYE 0 Nays

RESOLVED, for SEQRA approval for parts 1, 2, and 3 for 90 Main Street application.

Roll Call Vote:

Ed Jackson, Chairman	AYE	
Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
Joseph Curreri	AYE	
Sean Harrington	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #14-2022

PUBLIC HEARING

On Motion by Bermudez, seconded by Curreri the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, for a public hearing set for April 26 at 7:15 PM.

Roll Call Vote:

Ed Jackson, Chairman	got zoom disconnected
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

Thank you

Sincerely,

Ed Jackson
Chairman

Cc: Ben Johnson, Town Supervisor
Jim Crowley, Code Enforcement Officer
Neal Latkowski, Zoning Board Chairman

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

March 27, 2022

Branden Weiden

7 Erie Street

Narrowsburg, NY 12764

Tax ID # 9-10-12

7 Erie Street, Narrowsburg, NY for Healthy Kids Day Care Program

RESOLUTION #15-2022

LEAD AGENCY

On Motion by Baim, seconded by Bermudez the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, for Town of Tusten Planning Board to be Lead Agency for Brendan Weiden Day Care Application.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	recused
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #16-2022

SEQRA APPROVAL

On Motion by Kaufman, seconded by Bermudez the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, for SEQRA approval parts 1, 2, and 3 for Brendan Weiden Day Care application.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE

Joseph Curreri	AYE
Sean Harrington	recused
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #17-2022
PRELIMINARY APPROVAL

On Motion by Curreri, seconded by Bermudez the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, for preliminary approval for the application for Brendan Weiden, Day Care application.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	recused
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #18-2022
PUBLIC HEARING

On Motion by Bermudez, seconded by Curreri the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, for a public hearing for April 26, at 7:00 PM for the application for Brendan Weiden, Day Care application.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	recused
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

Thank you

Sincerely,

Ed Jackson

Chairman

Cc: Ben Johnson, Town Supervisor
Jim Crowley, Code Enforcement Officer
Neal Latkowski, Zoning Board Chairman