

REGULAR MEETING, TOWN OF TUSTEN PLANNING BOARD, June 15, 2020

A regular meeting of the Town of Tusten Planning Board was held on June 15 via Zoom meeting with the following members present:

PRESENT: Ed Jackson, Chairman

ABSENT:

Ken Baim

Mary Bermudez

Sean Harrington

Barry Becker

Joe Curreri

Kathleen Hankins

John Kaufman

OTHERS PRESENT: Approximately 10 members of the general public

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

ACCEPT MINUTES

Resolution #18-20

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

Adopted 8 Ayes 0 Nays

Resolved to accept the May 2020 minutes.

Correspondence:

Old Business:

The Solar Field on Woodoak has not met some requirements. The trees are not tall, landscape outside of the fence was supposed to be able to be maintained by brush hogging, and the trees do not go to the end of the fence. This was not built as approved plans, and will be sent to the attorney for review. We still have escrow money in the account.

ACCEPT MINUTES

Resolution #19-20

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

Adopted 8 Ayes 0 Naves

Resolved to contact the Town Attorney and hold the escrow money for the Solar Farm.

Bob Olman, Luxton Lake, SBL 15-4-4, 15-4-7.2 for three mobile homes at 569 Lake Shore Lane.

Would like to put 2 homes on one lot – can't have one septic for 2 dwellings.

This project will need to be engineered before SEQRA and preliminary approval are done. The perk tests, etc will need to be completed. The owner is looking to beautify this area and put up the mobile homes. There are currently caved in abandon house on the property which creates an eye sore. On 5th Street, the parameter has been trenched out to make the water drain and it is now dry.

Narrowsburg Motors, Bridge Street

Karl is presenting to change the use of the upper level of the Narrowsburg Motors Building, Bridge Street to have food and beverage in the show room with a capacity of 45. There is no heavy cooking. The prep area will be behind the counter. The hours of operation will be from 11 AM to 9 PM.

Parking concerns – behind, in front of, Church parking lot, to the right of the building will be ADA parking, and walking distance from the Library parking lot. Applicant was informed that you can not depend on other property as your parking spaces.

The change of use will need to meet current code for an eating and drinking establishment. A site plan is needed for the special use permit. To serve liquor, you may need to be a certain distance from the church.

Narrowsburg Motors will use the lot on 97, near the Town Highway building to sell their vehicles.

Concept Approval

Resolution #20-20

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

Adopted 6 Ayes 0 Naves (Hankins & Becker excused)

Resolved to approve the concept to code for the Narrowsburg Motors building.

The board will need site plan, and parking to be resolved. The code book has the list of what is needed to be fulfilled.

No one present for Main Street to make the old coffee shop into a retail store. The SEQRA was not completed.

Reschedule

Resolution #21-20

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

Adopted 8 Ayes 0 Naves

Resolved to table the applicant for the retail store till July.

The next meeting will be on July 20.

There being no other Board or public comment, on a motion by Harrington, seconded by Baim, the meeting adjourned at 9:20 PM. Respectfully submitted, Amy M. Lohmann, Board Clerk.