

TOWN OF TUSTEN PLANNING BOARD, January 25, 2022

A regular meeting of the Town of Tusten Planning Board was held January 25, 2022, at the Tusten Town Hall and via zoom link ID 89713768662, with the following members present:

PRESENT: Ed Jackson, Chairman (zoom)
Ken Baim (zoom)
Mary Bermudez (zoom)
Joseph Curreri (zoom)
Sean Harrington (zoom)
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 10 members of the public

OPENING ITEMS:

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

Minutes

RESOLUTION #01-2022

ACCEPT MINUTES

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

ADOPTED 8 AYE 0 Nays

RESOLVED, to accept the November 2021, 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: NA

OLD BUSINESS:

Mr. Gollar, need to sign and stamp plans

RESOLUTION #02-2022
SIGN and STAMP PLANS

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

ADOPTED 8 AYE 0 Nays

RESOLVED, to sign and stamp the plans for Mr. Gollar.

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

Mr. Olman has not contacted the Chairman to follow up.

NEW BUSINESS:

Ten Mile River Boy Scouts, County Road 23 and 26 for an 8-lot subdivision.

Will Frank, Local Council

Dick Davies, Chief Executive Officer for the 5 boroughs of NYC

Chris, Deputy Scout Executive

Tom, Conservation Fund

Amador

Maps were available at the meeting

Amador presented the subdivision to the Planning Board via zoom and sharing his computer screen

Parcel #1 is 7153 acres into an 8 lot subdivision

Parcel #2 Baptist Church parking lot – 8 acres

River access and river frontage

Parcel # 3 Will convey the parking

Baptist church and Route 97 parking area on scout lands 1.93 acres being conveyed parking only

Parcel #4 – Route 23 Ranger House

Used by scouts, 8 acres, 300 foot road frontage

Parcel #5 TMR Headquarters, 195 acres

Headquarters on Crystal Lake Road

Parcel # 6 Camp Aquahonga 315 acres
Half moon lake, 115 acres being retained by Scouts for programs

Parcel # 7 Fish Fry House being retained by the Scouts 1.3 acres
Being retained by Scouts

Parcel # 8 Trout Pond which is also Town of Bethel, working with BJ Gettel

The Fish Fry House land is lot 7. Own the same side road and the other side of the road

The purpose of this subdivision is the National Boy Scouts are in a bankruptcy process to address sexual abuse claims prior to 1970. The 250 local boy scouts are setting up a trust. The conservation funds conserves open space. The conservation fund will be transferring to the New York State to preserve the state forest. The intention is to preserve open space – no lots are being created to be built on. The conservation fund will not be taking properties with current buildings on them. The abandon buildings will be destroyed before transactions.

Mary Bermudez asked what is the guarantee from not selling it? The conservation fund will be the temporary owner with the boy scouts using the property and the State of New York will create a New York State Forest and NYS will purchase the property and manage the state lands forever. There is a state law that once they buy it, it is owned by them forever.

Sean Harrington asked if it would be accessible to the public for biking and hiking. Currently, down by the river and the Tusten Mountain Trail will remain public. Once it is transferred to NYS it will then become public and become taxable. The boy scouts property has been off the tax rolls since 1927.

There are 7153 original acres, 600 +- acres to the scouts and 6500 +- to the conservation fund.

Ed Jackson has no objections to this project,

Ken Baim – this projects fits into the Town Conservation Plan. There was a concern about open space and this area was always a concern and this keeps the town within the Conservation Plan.

The applicant has already sent the project Sullivan County Planning in Monticello. The applicant will need to inform the Upper Delaware Council. There are extra maps and application here at the Town Hall, Crystal will take them to the UDC on 1/26.

Ken Klein concerned about the church lot creating a substandard lot which is divided by the Cohecton Turnpike. An additional note will need to be on the map and deed restrictions for the .19 acres. The Boy Scouts have no objections to it being conveyed to the church and should be combined. This lot is being given to the church with no money involved. It will be documented in convenance.

The applicant should reach out to Chris Knapp at Sullivan County on how to put this on the map and restrictions.

SEQRA REVIEW:

Applicant:

Boy Scouts of America – Greater New York Council, County Road 23 and 26, Narrowsburg NY 12764.

Project Description:

Lot 19-1-1.1 will be subdivided into (6) lots, the original plus the following (5): River access on Crawford Road (lot #2), parking access for existing church on Cochection Turnpike (lot #3), Rte 23 house on Mount Hope Turnpike (lot #4), Headquarters at Turnpike Pond (lot #5) and Trout Pond Road on Crystal Lake Road (lot #6).

Lots 7A-1-1 and 7A-1-6 two (2) lots will be combined into one (1) for the Camp Aquahonga at Half Moon Lake on Crystal Lake Road (lot #6) with a lot line change. Any additional acres from either of these will be added to lot 19-1-1 which is the neighboring lot.

Lot 7B-1-6 will be divided into two lots, the original one lot for the Fish Fry House (lot 7) with a lot line change, and any other additional acres from these lots will be added to 19-1-1, neighboring lot.

SEQRA Part 1

Read and reviewed – change # 11 to yes – will the proposed action connect to existing waste water treatment utilities.

Part 2 and Part 3 were reviewed

RESOLUTION #03-2022

LEAD AGENCY

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

ADOPTED 8 AYE 0 Nays

RESOLVED, for the Town of Tusten to be lead agency for this 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 #04-2022

ACCEPT SEQRA

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

ADOPTED 8 AYE 0 Nays

RESOLVED, to accept part 1 of SEQRA as amended, accept part 2 and Baim to sign as the responsible officer Deputy Chairman.

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

Ken Baim will email the signed SEQRA to the applicant.

RESOLUTION #05-2022

PRELIMINARY APPROVAL

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

ADOPTED 8 AYE 0 Nays

RESOLVED, to grant preliminary approval to the Boy Scouts of America, County Road 23 and 26, Narrowsburg, NY 12764 for SBL 19-1-.1, 7A-1-1, 7A-1-6, and 7B-1-6.

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 #06-2022

PRELIMINARY APPROVAL

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

ADOPTED 8 AYE 0 Nays

RESOLVED, to schedule the public hearing for February 22, 2022 at 7:15 PM for the Boy Scouts of America. This will be in public and zoom.

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 applicant will need to send out certified return receipts within 500 feet of parcel.

At the public hearing, the plots / maps will need to be stamped and signed and the Planning Board will need one plot.

Board Comment

No comment

Adjournment

With no further business or board comment a motion by Ken Baim, seconded by Joe Curreri go close the meeting at 8:39 pm. All in favor.

Respectfully submitted,

Amy Lohmann, Planning Board Clerk

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

February 5, 2022

Boy Scouts of America

County Road 23 and 26

Narrowsburg, NY 1764

Tax ID # 19-1-.1, 7A-1-1, 7A-1-6, and 7B-1-6.

Boy Scouts of America, Narrowsburg for an 8 lot subdivision.

RESOLUTION #03-2022

LEAD AGENCY

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

ADOPTED 8 AYE 0 Nays

RESOLVED, for the Town of Tusten to be lead agency for this 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 #04-2022

ACCEPT SEQRA

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

ADOPTED 8 AYE 0 Nays

RESOLVED, to accept part 1 of SEQRA as amended, accept part 2 and Baim to sign as the responsible officer Deputy Chairman.

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 #05-2022

PRELIMINARY APPROVAL

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

ADOPTED 8 AYE 0 Nays

RESOLVED, to grant preliminary approval to the Boy Scouts of America, County Road 23 and 26, Narrowsburg, NY 12764 for SBL 19-1-.1, 7A-1-1, 7A-1-6, and 7B-1-6.

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 #06-2022

PUBLIC HEARING

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

ADOPTED 8 AYE 0 Nays

RESOLVED, to schedule the public hearing for February 22, 2022 at 7:15 PM for the Boy Scouts of America. This will be in public and zoom.

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

Thank you

Sincerely,

Ed Jackson
Chairman

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