

**REGULAR MEETING, TOWN OF TUSTEN PLANNING BOARD, August 17, 2020**

A regular meeting of the Town of Tusten Planning Board was held on August 17, 2020 via zoom with the following members present:

**PRESENT: Ed Jackson, Chairman**

**ABSENT:**

Ken Baim

Joe Curreri

Sean Harrington

Barry Becker

John Kaufman

Mary Bermudez

Kathleen Hankins

**OTHERS PRESENT:** Approximately 7 members of the general public along with Crystal Weston Town Clerk

The public hearing was opened at 7:15 PM for the retail store called Tess, 25 Main Street, Narrowsburg, NY 12764. SBL 10-1-3

**Public Hearing**

Resolution #29-20

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

**Adopted 7 Ayes 0 Nays**

**Resolved** to close the public hearing for Tess.

The public hearing was opened for Narrowsburg Motors, 174 Bridge Street, Narrowsburg, NY 12764. SBL 10-2-4

Board concerns:

Narrowsburg Motors used to have a gas station, what is the status of the pumps?

- All the tanks have been remediated, there is one tank inside the building that is empty and has also been remediated. The applicant will have the report by end of week.

Are there precautions concerning the smells from auto repairs?

- There are two separate floors and the auto repairs are down stairs and no smells. There will be no painting, only oil changes, inspections

Who owns the property?

- The applicant will be purchasing the property from Ben and Kathleen.

Driveway?

- The driveway for behind the building crosses over the property of the Inn. If there is ever a problem that this can not continue, the new wall call be renovated to make a driveway.
- There are no previous issues with the neighbors and if there was this would be legally between both property owners.

### **Public Hearing**

Resolution #30-20

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

**Adopted 7 Ayes 0 Naves**

**Resolved** to close the public hearing for Narrowsburg Motors.

The regular meeting was opened at 7:41 PM following the Pledge of Allegiance.

### **ACCEPT MINUTES**

Resolution #31-20

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

**Adopted 6 Ayes 0 Naves**

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

### **Correspondence:**

Shannon Cilento present from the UDC and reviewed both Tess and Narrowsburg Motors.

Shannon has a project review workbook that she will be dropping off to the Town Hall and this workbook has forms, check list for review and processing.

Delaware Solar Farm ~ Received a check from Rich Winters for \$21250.00 for the escrow account. The trees need to be planted by September 30, 2020 or the solar farm will be shut down.

Lisa D'Andrea, 106 Woodoak Drive, Narrowsburg lives across from the solar farm and states that the grass is not mowed, trees are dead and she wants the records for the solar farm. She states that there is chicken wire fence laying around between arena court and the tree line. Lisa stated that she can smell fertilizer and sewer, and also what if there was a fire. Lisa was informed to bring the complaints to the building inspectors office.

### **Old Business:**

Tess, 25 Main Street, Narrowsburg NY for a special use permit  
239 has been received back from the county with local determination.

### **SPECIAL USE PERMIT**

Resolution #32-20

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

**Adopted 7 Ayes 0 Naves**

**Resolved** to approve the special use permit for Tess, 25 Main Street, Narrowsburg, NY  
SBL 10-1-3

### **SPECIAL USE PERMIT**

Resolution #33-20

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

**Adopted 5 Ayes 0 Naves 3 abstained**

**Resolved** to approve the special use permit for Narrowsburg Motors, 174 Bridge Street,  
Narrowsburg, NY SBL 10-2-4 to change from Motor Vehicle to an Eating and Drinking  
Establishment.

Feagles Lake, Narrowsburg, NY

The engineers are working on surveys and TOPO

Ed took a ride and you would only be able to get one fire truck across the dam

The road on the map has a 45 degree angle, not sure how this is being used

Cul Da Sac – this will need to be explained as to where it is going.

### **LOT COMBINATION**

Resolution #34-20

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

**Adopted 7 Ayes 0 Nays**

**Resolved** to approve the lot combination for Steven and Donna Genchi, 10 Brook Drive, Narrowsburg, NY. SBL 1-2-12 and 1-2-11.

**LOT COMBINATION**

Resolution #35-20

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

**Adopted 7 Ayes 0 Nays**

**Resolved** to approve the lot combination for Larry and Lisa Stewart, 360 Delaware Drive, Narrowsburg, NY -SBL 14-1-52 and 11-10-2.

River Valley Development Land wants to purchase Arrowhead Lane on Ackerman Road. He would be selling the house and lot to put in a campground. This is one big lot with river front. The septic would be anti-flow.

Lew Weber, Jr. is interested in putting in a convenient store on Weber Road and CR 23. This is in the R2 district, 2 acres.

Art Hawker stated that the fire departments did meet with Delaware Solar on 7/23 for a training session

Lisa D'Andrea, 106 Woodoak Drive, Narrowsburg lives across from the solar farm and stated that Delaware Solar is not a good neighbor, the area is not mowed, the trees are dead and trash on the property. There is no signage on the property stating it is a solar farm, and why was this location chosen. The board informed Lisa that her questions/concerns need to go the building inspector.

There being no other Board or public comment, on a motion by Baim, seconded by Harrington, the meeting adjourned at 8:53 PM. Respectfully submitted, Amy M. Lohmann, Board Clerk.

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

August 26, 2020

Narrowsburg Motor Sales  
174 Bridge Street  
Narrowsburg, NY 12764

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**Resolved** to approve the special use permit for Narrowsburg Motors, 174 Bridge Street, Narrowsburg, NY SBL 10-2-4 to change from Motor Vehicle to an Eating and Drinking Establishment.

Thank you

Sincerely,

Ed Jackson

Ed Jackson, 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

August 26, 2020

Roseanne McKeegan  
25 Main Street  
PO BOX 402  
Narrowsburg, NY 12764

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Nico Juarez, Zoning Board of Appeals

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

August 26, 2020

Steven and Donna Genchi  
2946 Lonnie Lane  
Merrick, NY 11566

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

August 26, 2020

Larry and Lisa Stewart  
1468 Alligator St  
Palm City, FL 34960

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